

D.8 Land Use, Agriculture, and Recreational Resources

The following discussion focuses on the project-specific impacts to land use, agriculture, and recreational resources that would result from the Proposed Project and its alternatives. Section D.8.1 provides a description of the environmental setting, including existing land uses and zoning, existing agricultural conditions, and existing recreational facilities within the study area. Section D.8.2 presents a general description of plans, policies, and ordinances applicable to the Proposed Project area. An analysis of the Proposed Project impacts is provided in Section D.8.3, and the land use impacts related to the project's alternatives are described in Section D.8.4. Section D.8.5 provides mitigation monitoring, compliance, and reporting information and Section D.8.6 lists the references used in this section.

Aside from land use, agriculture, and recreational impacts analyzed in this section, a number of additional land-use-related topics are addressed elsewhere in this Environmental Impact Report (EIR). Air quality issues are described in Section D.2; noise and vibration issues are described in Section D.9; population and housing issues are discussed in Section D.10; hazardous materials, public health and safety issues are discussed in Section D.6; transportation and traffic issues are discussed in Section D.12; and visual resources are discussed in Section D.13.

D.8.1 Environmental Setting for the Proposed Project

The land use study area includes private and public lands that may be directly or indirectly affected by implementation of the Proposed Project. The land use study area for the Proposed Project includes project components in the City and County of Sacramento. The land use study area includes project right-of-way (ROW) and lands adjacent to the edge of the ROW (see Figure D.8-1, Regional Jurisdiction Map). The study area in the City of Sacramento includes the wellhead site at the northeast corner of the intersection of Junipero Street and Power Inn Road, the compressor station site at Army Depot located south of Fruitridge Road, and street segments and ROWs impacted by the pipeline components, which would connect from the wellhead site to the compressor station (segment one) and from the compressor station to Sacramento Municipal Utilities District (SMUD) Line 700 in Fruitridge Road (segment two). Additionally, the project area includes the underground natural gas reservoir, which spans portions of the City and County of Sacramento and is centered south of Danny Nunn Park by the intersection of Power Inn Road and Wagon Trail Way.

Baseline existing land use information was based on a review of aerial photographs, site visits, and a review of the Sacramento Natural Gas Storage (SNGS), LLC's Proponent's Environmental Assessment (PEA) (2007a) and SNGS, LLC's PEA Addendum (2007b). Planned and proposed land use information was obtained from general and community plans for the City of Sacramento (1988) and the County of Sacramento (1993). Other relevant land use plans, including applicable

master plans and habitat conservation plans, were also reviewed. Information was gathered through personal communication with the city and county planning staff as needed. The following discussion of the environmental setting for the Proposed Project includes a description of the existing and surrounding land uses, agricultural resources, and recreational resources within the study area and/or areas impacted by the Proposed Project.

D.8.1.1 Existing Land Uses

The existing land uses analyzed in this section include both the natural and human-modified developments. In general, the existing land uses in the study area are characterized by a mixture of residential, industrial, open space, and recreational facilities. Figure D.8-2 depicts the existing land uses of the Proposed Project area. Additionally, Table D.11-1 in Section D.11, Public Services and Utilities, summarizes the public services and utilities provided by each jurisdiction within the project study area.

Wellhead, Compressor Station, and Florin Gas Field

The wellhead site and compressor station sites are vacant lots with predominantly non-native annual grassland habitat. Residential development is located west of the wellhead site and a neighborhood park, Danny Nunn Park, is located southwest of the site. The residences immediately west of the project site are within the Glen Elder neighborhood. The Glen Elder neighborhood, together with the Avondale neighborhood to the north, makes up the Avondale Glen Elder Neighborhood Association (AGENA). The boundaries of this neighborhood association are as follows: Fruitridge Road (northern boundary), South Tierra Glen Way/City Limits (southern boundary), Power Inn Road (eastern boundary), and 75th Street/Logan Street/71st Street (western boundaries) (see Figure D.8-2). The wellhead site is adjacent to large industrial warehouse buildings and industrial uses to the north, south, and east (Sacramento, City of 2006a).

The compressor station site is located within the boundaries of the former Sacramento Army Depot. Once used as a storage and repair location for Army communication equipment after World War II, military operations ceased in early 1994 as part of the Defense Base Closure and Realignment Act of 1990 (Public Law 101-510). The area was designated as a redevelopment project area in 1995. According to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA—see Section D.6, Hazardous Materials, Public Health and Safety, for further details) the project site is on the National Priorities List (42 U.S.C. §103). Given the conditions of the Army Depot site, land use controls are associated with the property; these controls pertain to the compressor station, as specified during the transfer of the deed to the City of Sacramento. The site currently contains a concrete pad. It is bound by the remnant Morrison Creek channel and open space to the south, by industrial uses and a parking lot to the north, and by open space to the west and east.

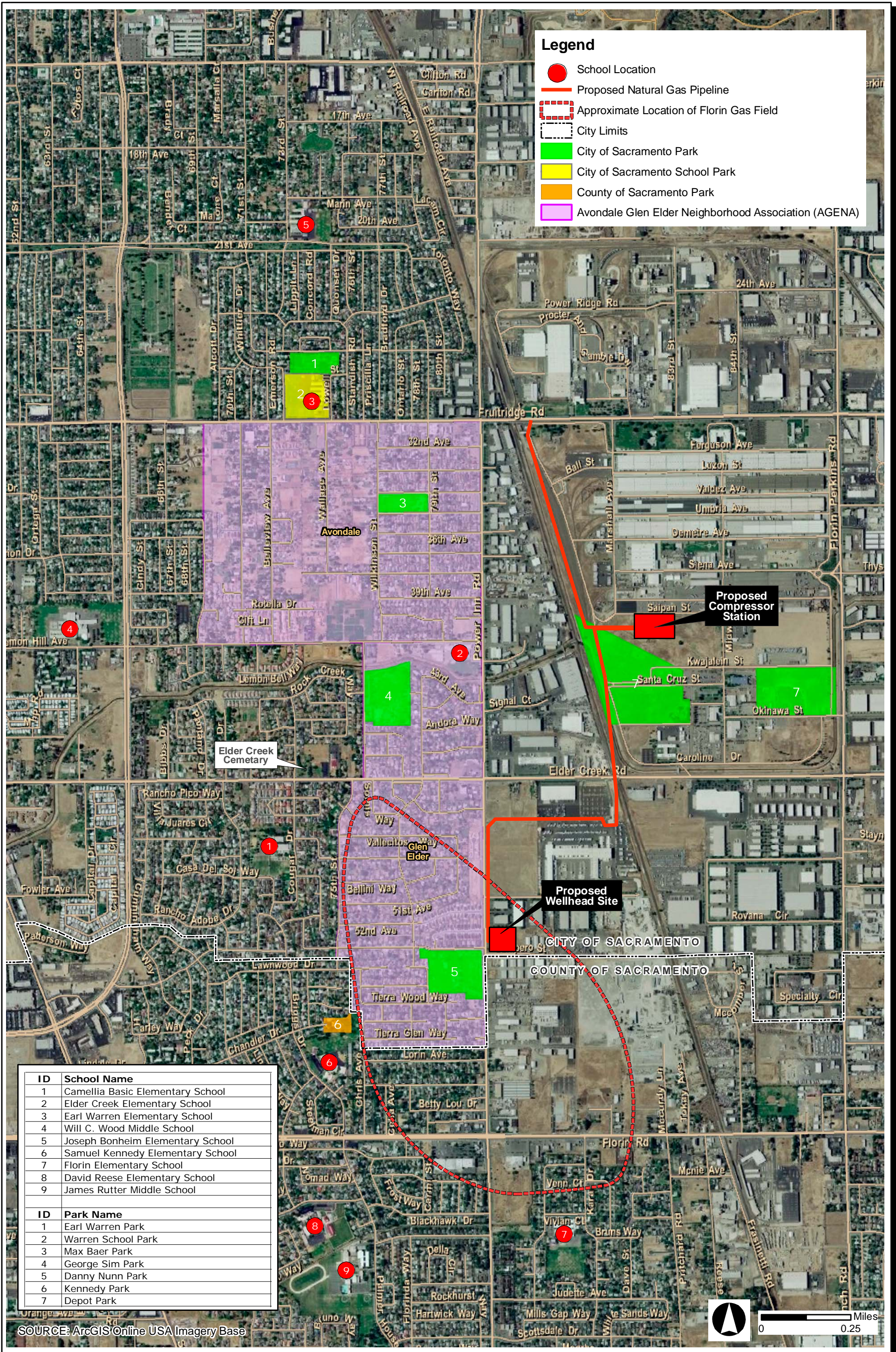


Sacramento Natural Gas Storage Project - EIR
Regional Jurisdiction Map

**FIGURE
D.8-1**

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Legend

- School Location
- Proposed Natural Gas Pipeline
- Approximate Location of Florin Gas Field
- City Limits
- City of Sacramento Park
- City of Sacramento School Park
- County of Sacramento Park
- Avondale Glen Elder Neighborhood Association (AGENA)

ID	School Name
1	Camellia Basic Elementary School
2	Elder Creek Elementary School
3	Earl Warren Elementary School
4	Will C. Wood Middle School
5	Joseph Bonheim Elementary School
6	Samuel Kennedy Elementary School
7	Florin Elementary School
8	David Reese Elementary School
9	James Rutter Middle School

ID	Park Name
1	Earl Warren Park
2	Warren School Park
3	Max Baer Park
4	George Sim Park
5	Danny Nunn Park
6	Kennedy Park
7	Depot Park

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SOURCE: ArcGIS Online USA Imagery Base

Sacramento Natural Gas Storage Project - EIR

Existing Land Use Diagram: City & County of Sacramento Project Components

FIGURE D.8-2

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The Florin Gas Field underlies approximately 379 acres of surface land located within the boundaries of both the County and City of Sacramento (see Figure B-2, Florin Gas Field, in Section B, Description of Proposed Project). As depicted in Figure D.8-2, the land above the natural gas reservoir is generally developed. A range of existing uses is present, including industrial, residential, parklands, and schools. The proposed wellhead site is centered north of Danny Nunn Park at the corner of Power Inn Road and 53rd Avenue. In addition to the park, several land uses, including residential, industrial, and commercial uses are located above the field.

D.8.1.2 Planned Land Uses and Zoning

Planned land uses are defined by long-range planning documents, such as general plans, community plans, and zoning ordinances, which guide future development and growth patterns within a given jurisdictional planning area. Section D.8.2, Applicable Regulations, Plans, and Standards, summarizes the land use policies described in long-range planning documents that are relevant to development of the SNGS Facility.

This section focuses on land use designations and zoning ordinances as described in the City of Sacramento General Plan (1988) and Community Plan (2008) and the County of Sacramento General Plan (1993). General plans that are currently being updated are discussed as applicable. Figures D.8-3a and D.8-3b illustrate the General Plan land uses within the project study area as defined in existing and proposed planning documents.

City and County of Sacramento Project Components Land Uses

The City of Sacramento uses two types of plans to determine land use: the General Plan and Community Plans. Both plans are currently being updated. The existing General Plan places the Proposed Project site within the South Sacramento Community Planning Area. The 2030 General Plan update would include the project site in the Fruitridge Broadway Community Plan Area. The proposed wellhead site would be located less than 100 feet to the north of the Fruitridge Florin Study Area. The Fruitridge Florin Study Area is being considered as a potential annexation area by the City of Sacramento and would be included in the Fruitridge Broadway Community Plan. The approved land uses according to the South Sacramento Community Plan (Sacramento, City of, 2008) are thus the existing land uses relevant to the project site and are described in greater detail below.

The northern half of the Florin Gas Field is located within the City of Sacramento, and the southern half is located within the County of Sacramento. The Community Plan for South Sacramento County was adopted in 1978, with the most recent update in 2008. The County

General Plan Land Use Diagram provides land use designations for the property located above the reservoir within the county's boundaries.

Wellhead Site

According to the existing South Sacramento Community Plan (Sacramento, City of 2008), the proposed wellhead site is designated for Industrial (see Figure D.8-3a). Land use designations north, east, and south of the project site are designated for Industrial uses as well. Land use designations west of and adjacent to the wellhead site are Residential at 4 to 8 dwelling units (du)/acre and 7 to 15 du/acre and Parks–Recreation–Open Space. These lands are west of Power Inn Road and within the boundary of the AGENA. These land uses differ from the proposed Fruitridge Broadway Community Plan (see Figure D.8-3b). The proposed plan would change the Industrial land use designation to Employment Center (Low Rise). This designation would be in effect north of the site to Elder Creek Road, with Power Inn Road being the western boundary of the new land use.

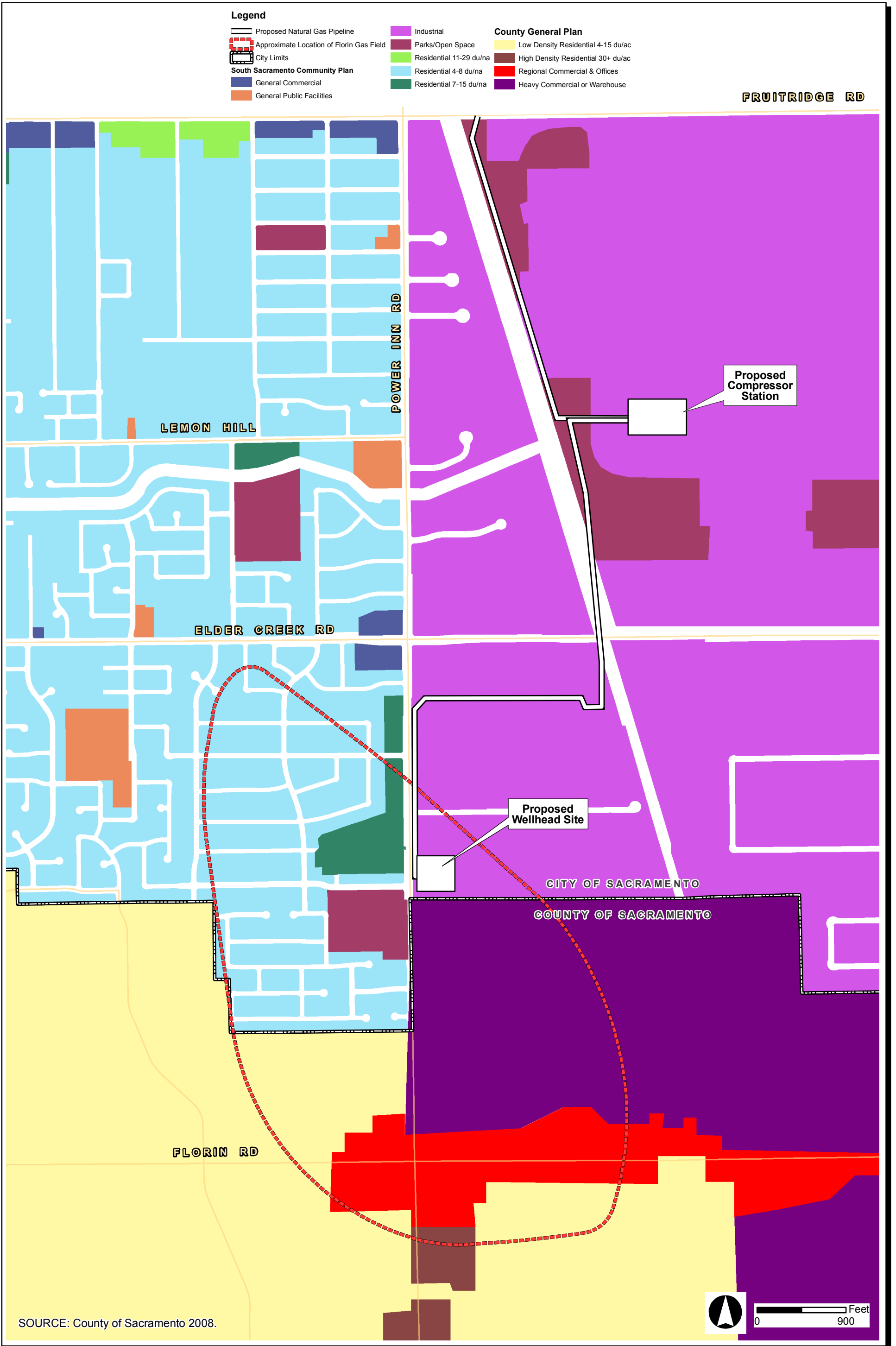
Compressor Station

According to the existing South Sacramento Community Plan (Sacramento, City of 2008), the proposed compressor station site is designated as Industrial, with associated pipelines traversing through land designated as Parks–Recreation–Open Space along the railroad ROW (see Figure D.8-3a). The proposed Fruitridge Broadway Community Plan does not allocate parkland land uses along the railroad.

Pipeline Segments 1 and 2

See Figure B-3 in Section B, Description of Proposed Project, for a definition of pipeline segments. The pipelines would run within an existing easement. Within Depot Park, a portion of pipeline segment one and most of pipeline segment two are contained within a natural resource protection area that has been set aside in the Sacramento Army Depot Reuse Plan (Sacramento, City of 1994). This property is governed by City Agreement 95-07.

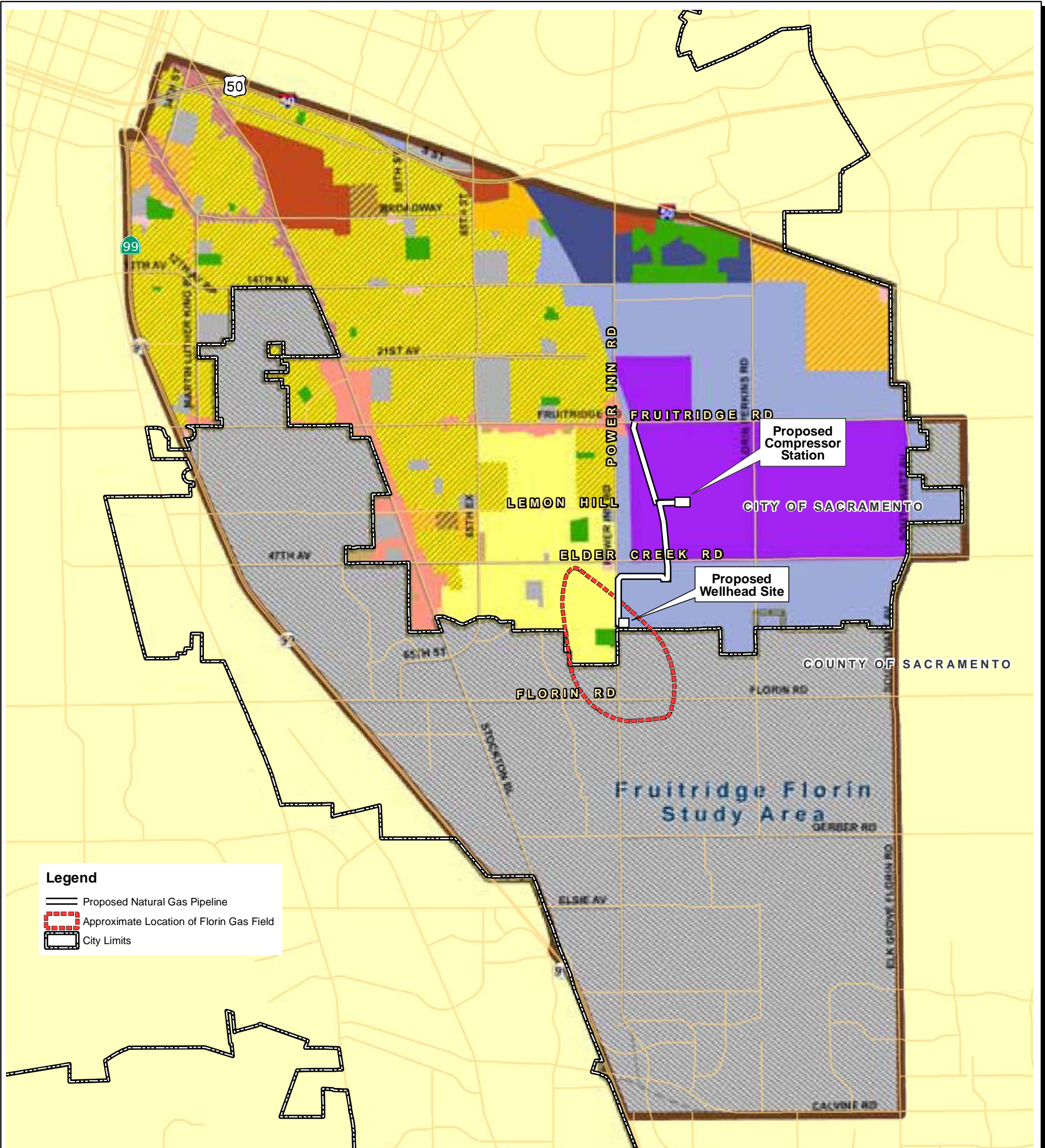
Land uses adjacent to the portion of segment one along Power Inn Road include Residential (4 to 8 du/acre and 7 to 15 du/acre) on the west and Industrial uses on the east. According to the proposed Fruitridge Broadway Community Plan, the eastern Industrial uses below Elder Creek Road would be changed to Employment Center (low rise). Continuing along the easement, the pipeline would turn east approximately 600 feet south of Elder Creek Road for a distance of approximately 1,950 feet (see Figure D.8-3a). The South Sacramento Community Plan (Sacramento, City of 2008) identifies land uses in this area as Industrial (and land uses would be Employment Center (low rise) under the proposed Fruitridge Broadway Community Plan).



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Sacramento Natural Gas Storage Project - EIR **FIGURE D.8-3a**
General Plan Land Use Diagram: South Sacramento Community Plan and County of Sacramento

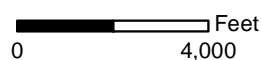
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Land Use & Urban Form Designations

Rural	Urban	Corridors
Rural Neighborhood	Urban Neighborhood Low	Suburban Corridor
Suburban	Urban Neighborhood Medium	Urban Corridor Low
Suburban Neighborhood Low	Urban Neighborhood High	Urban Corridor High
Suburban Neighborhood Medium	Centers	Other Districts
Suburban Neighborhood High	Suburban Center	Employment Center (Low Rise)
Traditional	Traditional Center	Employment Center (Mid Rise)
Traditional Neighborhood Low	Regional Commercial	Industrial
Traditional Neighborhood Medium	Urban Center Low	Special Study Areas
Traditional Neighborhood High	Urban Center High	Planned Development
	Central Business District	Public
		Parks
		Open Space

SOURCE: City of Sacramento Development Services Department 2008.



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Sacramento Natural Gas Storage Project - EIR
General Plan Land Use Diagram: Draft Fruitridge Broadway Community Plan

FIGURE D.8-3b

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Six-hundred feet south of Elder Creek Road and approximately 2,000 feet east of Power Inn Road, the alignment turns due north again and traverses approximately 3,000 feet before entering the compressor station. The line would cross under Elder Creek Road, and under the Union Pacific Railroad (UPRR) and Morrison Creek north of Elder Creek Road. According to South Sacramento Community Plan (Sacramento, City of 2008), land uses along this route include Industrial and Park–Recreation–Open Space. The proposed Fruitridge Broadway Community Plan would redesignate the area between Elder Creek Road, Fruitridge Road, and the railway as solely Industrial, and would no longer include the Recreation–Open Space land use designation for this portion of the alignment.

Pipeline segment two leading to SMUD Line 700 would parallel Caroline Drive within Depot Park to Fruitridge Road. According to the South Sacramento Community Plan (Sacramento, City of 2008), adjacent land uses include, Industrial to the west and east, and Parks–Recreation–Open Space in the southeastern and the northeastern portions of the pipeline segment.

Florin Gas Field

The Florin Gas Field is situated over an approximate 379-acre area located approximately 3,800 feet underground (see Figure D.8-3a). Within the County of Sacramento, land use designations above the reservoir are Low Density Residential (4 to 15du/acre), High Density Residential (30+ du/acre), Regional Commercial and Offices, and Heavy Commercial or Warehouses. Within the City of Sacramento (under the current South Sacramento Community Plan (Sacramento, City of 2008)), land use designations above the reservoir are Parks–Recreation–Open Space, Residential (4 to 8 du/acre and 7 to 15 du/acre), and Industrial. The proposed Fruitridge Broadway Community Plan would include new land use classifications adjacent to the Proposed Project area, including Employment Center (low-rise), Suburban Neighborhood Low, and Parks.

City and County of Sacramento Project Components Zoning

The *City of Sacramento Zoning Map Book* (2006b) provided the most recent zoning classifications for the project components within the City of Sacramento’s boundaries at the time of preparation of this EIR. Zones within and adjacent to the Proposed Project components are defined as follows:

SPD Special Planning District: An area designated as a Special Planning District (SPD) has been determined to be in need of general physical and economic improvement or has special environmental features that land use, zoning, and other regulations cannot adequately address. Property with an SPD designation is subject to the requirements set forth in the SPD Ordinance adopted specifically for the area and the SPD section of the zoning ordinance.

A-OS-SPD Agriculture-Open Space Zone: This is an exclusive agricultural zone designed for the long-term preservation of agricultural and open space land. This zone is designated to prevent the premature conversion of land in this category to urban uses. The maximum height of development is 50 feet.

M-2 SPD Heavy Industrial Zone: This zone permits the manufacture or treatment of goods from raw materials. The maximum height of development is 75 feet. There is no maximum lot coverage. The parking ratio for warehousing uses is no less than 1 space per 1,000 square feet gross floor area and no more than 1 space per 500 square feet of gross floor area.

M-2S Industrial Zone: This is defined as M-2, above. However, additional site improvements designed to obtain an industrial park-like setting are incorporated.

R-1 Standard Single-Family Zone: This is a low density residential zone composed of single-family detached residences on lots a minimum of 52 by 100 feet in size. This zone may also include recreational, religious, and educational facilities as the basic elements of a balanced neighborhood.

R-1A Single-Family Alternative Zone: This is a low to medium density residential zone intended to permit the establishment of single-family, individually owned, attached or detached residences where lot sizes, height, area and/or setback requirements vary from the Standard Single-Family Zone.

Wellhead Site

According to the *City of Sacramento Zoning Map Book*, the wellhead site is zoned M-2S. In the unincorporated county, immediately south of the wellhead site, the land is designated as Heavy Industrial, M-2 SPD. The area north of 53rd Avenue and west of Power Inn Road is zoned Standard Single Family, R-1, and Single-Family Alternative, R-1A. The park area south of 53rd Avenue and west of Power Inn Road is also zoned R-1. North, south, and east of the site is zoned Industrial, M-2S (Sacramento, City of 2006b).

Compressor Station

The compressor station site at Army Depot is within an SPD. The compressor station would be located on land zoned M-2-SPD. Land along the western boundary of the Army Depot is zoned A-OS-SPD. Surrounding zones farther west include M-2-SPD and M-2S. To the north and east are M-2-SPD zones, and to the south is A-OS-SPD.

Pipeline Segments 1 and 2

Zoning along the portion of pipeline segment one within Power Inn Road includes R-1 and R-1A on the west and M-2S on the east. The portion of pipeline segment one running east–west would traverse land zoned M-2S. The portion of segment one connecting to the compressor station would traverse lands zoned M-2S, M-2-SPD, and A-OS-SPD. Pipeline segment two would traverse M-2 and A-OS-SPD zoning.

D.8.1.3 Agricultural Resources

The State of California, Department of Conservation (2007) identifies farmlands as follows:

- **Prime Farmland:** Land that has the best combination of physical and chemical properties for the production of crops.
- **Farmland of Statewide Importance:** Similar to Prime Farmland, but with minor shortcomings (e.g., steeper slopes, inability to hold water).
- **Unique Farmland:** Land of lesser-quality soils, but recently used for the production of specific high-economic-value crops.
- **Farmland of Local Importance:** Land of importance to the local agricultural economy, as determined by each county’s board of supervisors and a local advisory committee.

There are currently 13,522 acres of agricultural land within the City of Sacramento and the City’s General Plan policy area.¹ Within the City of Sacramento, there are approximately 4,344 acres designated as Farmland of Local Importance; 2,309 acres of Prime Farmland; 1,048 acres of Farmland of Statewide Importance; and 92 acres of Unique Farmland. There are no lands within the Proposed Project boundary that are designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. According to the most recent data from the California Department of Conservation Division of Land Resource Protection (DLRP), the wellhead site is situated on land designated as Urban and Built-up and the compressor station is situated on land designated as Other. Pipeline segment one would traverse land designated as Farmland of Local Importance; however, this land is generally developed with industrial uses. Pipeline segment two would be situated on Urban and Built-up land as well as land classified as Other. There are no lands within the project boundary that are under a Williamson Act contract (California

¹ The policy area encompasses the city limits, the 1988 General Plan, the existing Sphere of Influence (SOI), areas where the city has formally adopted policies, and additional areas for which the General Plan will designate land use.

Government Code, Sections 51200–51297.4). A definition of the Williamson Act contract is provided in Section D.8.2.

D.8.1.4 Recreational Land Uses

Table D.8-1 provides a summary of parkland located within 0.25 mile of the Proposed Project site, including the boundary of the underground storage reservoir. Recreational bikeways are addressed in Section D.12, Transportation and Traffic, and therefore are not included in the table below unless associated with a park. Figure D.8-2 displays the location of the parklands listed below.

Table D.8-1
Recreational Facilities

Recreational Facility	Proximity to Proposed Project	Jurisdiction	Description
Danny Nunn Park (formerly Florin Reservoir Park)	Within 0.25 mile, southwest of the proposed wellhead site. Situated north of the underground storage reservoir.	City of Sacramento	The park is approximately 16 acres with two soccer fields and a lighted rugby field. Located at 6920 Power Inn Road.
Depot Park	South and southwest of the compressor station site. Traversed by pipeline segment two.	City of Sacramento	This parkland consists of two sites within the former Army Depot. The eastern site is approximately 22 acres and includes a ball field, bleachers, and scoreboard. The western site is approximately 35.5 acres and is undeveloped.
George Sim Park	Within 0.25 mile of the underground storage reservoir and within 0.35 mile of pipeline segment two.	City of Sacramento	This park is approximately 13.75 acres and is located at 6207 Logan Street. Parkland features include a concession building, jogging trail, and lifetrail station (senior and disabled fitness equipment stations).
Kennedy Park	Within 0.25 mile of the underground storage reservoir.	County of Sacramento	Neighborhood park.
Camellia School Park	Within 0.25 mile of the underground storage reservoir.	City of Sacramento	Neighborhood park of approximately 2.05 acres. Shares its facilities with the Camellia School.
Camellia Park	Within 0.25 mile of the underground storage reservoir.	City of Sacramento	This park is approximately 2 acres, located adjacent to Camellia School at 6650 Cougar Drive. This park site has tennis courts with lights.

City of Sacramento

The City of Sacramento Department of Parks and Recreation (Department) maintains more than 3,000 acres of developed parkland and manages more than 204 parks; 81 miles of on- and off-road bikeways and trails; 17 lakes, ponds, or beaches; over 20 aquatic facilities; and 18

community centers. Parks in the Sacramento area are generally categorized into three distinct park types by the Department: neighborhood, community, and regional parks (SNGS, LLC 2007a).

The Danny Nunn Park (formerly the Florin Reservoir Park) is located at 6920 Power Inn Road, southwest from the proposed wellhead site. The park is approximately 16 acres with two soccer fields and a lighted rugby field. This park is a couple of blocks north of the center of the underground gas storage reservoir.

The proposed compressor station site will be located within the former Army Depot, which includes two city-owned parkland sites within its boundaries. These two parks are collectively referred to as Depot Park. The park on the eastern side of the former Army Depot is approximately 22 acres and includes a ball field used for Little League and other recreational organizations. The parkland on the western side of Army Depot is approximately 35.5 acres in size. These parklands are within 0.25 mile of the compressor station site and pipeline segments one and two.

Within 0.25 mile of the Florin Gas Field are Camellia Park and Camellia School Park. The park is approximately 4.05 acres and contains two lighted tennis courts. Camellia School Park shares its facilities with the Camellia School.

County of Sacramento

The only parkland identified within the County of Sacramento and within 0.25 mile of the project site is Kennedy Park, which is considered a neighborhood park.

D.8.2 Applicable Regulations, Plans, and Standards

The following section presents a general description of plans, policies, ordinances, and regulations applicable to the Proposed Project area.

D.8.2.1 Federal Regulations

There are no specific federal regulations pertaining to land use, agriculture, or recreation that would be applicable to the Proposed Project. However, a deed exists between the City of Sacramento and the United States of America by and through the Secretary of the Army concerning the transfer of the former Army Depot to the City of Sacramento (Sacramento County Recording, Agreement No. 2005-0409). The City of Sacramento is bound to the Land Use Control Performance Objectives, Land Use Control (LUC) Restrictions, and LUC Mechanisms as outlined in the deed and further specified in the *Remedial Design Addendum for the Former Sacramento Army Depot* prepared by the U.S. Army Corps of Engineers (ACOE

2004). The purpose of these specified land use regulations is to protect human health and the environment from the outstanding identified hazardous conditions within the boundaries of the former Army Depot undergoing remediation activities.

The LUC Restrictions were set forth in the deeds for various portions of the property and include the following: (1) no use of groundwater without Army/Regulator approval, (2) no disturbance of remediation landfill cap, (3) no residential land uses without Regulator approval, and (4) no construction of stormwater retention ponds/lagoons in designated areas. The proposed wellhead site falls within an area that prohibits construction of stormwater retention ponds/lagoons. LUC Mechanisms are intended to prevent future violations of the LUC Restrictions. The Army may transfer LUC management responsibility to the property owner but ultimately retains the responsibility to ensure that LUC Performance Objectives are not violated. Note that the U.S. Army is not responsible for the land use covenant or zoning mechanisms, which are implemented by the Department of Toxic Substances Control (DTSC) or local government.

D.8.2.2 State Regulations

Williamson Act

The California Land Conservation Act of 1965 (Williamson Act) enables counties and cities to designate agricultural preserves (Williamson Act lands) and offer preferential taxation to agricultural landowners based on the income-producing value of their property as agricultural use, rather than on its assessed market value. In return for the preferential tax rate, the landowner is required to sign a contract with the county or city, agreeing not to develop the land for a minimum period. Contracts are automatically renewed annually unless a party to the contract files for nonrenewal or petitions for cancellation (SNGS, LLC 2007a).

As stated above, there are no lands within the project study area or in the vicinity of the project area under Williamson Act contract.

Public Park Preservation Act

This act is the primary instrument for protecting and preserving parkland in the state. Under the Public Resources Code (PRC) (Section 5400), cities and counties may not acquire any property that is in use as a public park for any non-park use, unless compensation or land or both are provided to replace the parkland acquired. This provides no net loss of parkland and facilities. (Sacramento, City of 2005)

Delta Protection Act

According to PRC 29701, it was determined that the Sacramento–San Joaquin Delta is a natural resource of statewide, national, and international significance, containing irreplaceable resources,

and it is the policy of the state to recognize, preserve, and protect those resources of the Delta for the use and enjoyment of current and future generations.

The California Code of Regulations (CCR) 20050 specifies that, in accordance with the Delta Protection Act, impacts associated with construction of transmission lines and utilities can be mitigated by locating new construction in existing utility or transportation corridors, or along property lines, and by minimizing construction impacts. Before new transmission lines are constructed, the utility should determine if an existing line has available capacity. To minimize impacts on agricultural practices, utility lines shall follow edges of fields. Pipelines in utility corridors or existing ROWs shall be buried to avoid adverse impacts to terrestrial wildlife. Pipelines crossing agricultural areas shall be buried deep enough to avoid conflicts with normal agricultural or construction activities. Utilities shall be designed and constructed to minimize any detrimental effect on levee integrity or maintenance (SNGS, LLC 2007c).

D.8.2.3 Local Regulations

The applicable adopted local planning documents pertaining to the Proposed Project are discussed below. Table D.8-2 presents a summary of the applicable local planning documents pertaining to the project site by project component. Relevant documents include general plans, master plans, ordinances, and a City Agreement for the Army Depot. Portions of the Proposed Project also fall within a redevelopment area and enterprise zones, according to the Sacramento Housing and Redevelopment Agency (SHRA).

Table D.8-2
Applicable Local Planning Documents by Project Component

Project Component	Jurisdiction	Applicable Local Planning Document	Status
Wellhead/Compressor Station/Pipeline Segments One and Two	City of Sacramento	City of Sacramento General Plan 1988 as amended (Sacramento, City of, 1988)	Approved
		City of South Sacramento Community Plan 1986 (Sacramento, City of, 2008)	Approved
		City of Sacramento 2030 General Plan Update and Fruitridge Broadway Community Plan	In process; anticipated approval 2009
		Parks and Recreation Master Plan 2004 (Sacramento, City of, 2004)	Approved
		Sacramento City/County Bikeway Master Plan (Sacramento, City of, 1995)	Approved

Table D.8-2 (Continued)

Project Component	Jurisdiction	Applicable Local Planning Document	Status
		Sacramento Housing and Redevelopment Agency: Army Depot Redevelopment Plan and Amendment to Plan (2004)	Approved 1995; Amended 2004
		Army Depot Implementation Plan 2005–2009	—
		City of Sacramento Army Depot Reuse Plan (City Agreement 1995–07)	Approved 1995
		Enterprise Zone Designation: Florin-Perkins and Army Depot (Sacramento Housing and Redevelopment Agency 2008a)	Approved
Florin Gas Field/Reservoir	City of Sacramento	See City of Sacramento above; all documents pertain	—
	County of Sacramento	County of Sacramento General Plan (1993 as amended)	Approved
		County of Sacramento South Sacramento Community Plan (1978)	Approved
		County of Sacramento General Plan Update	In process; anticipated approval 2009

General Plans

Jurisdictions are responsible for maintaining a high-quality environment for citizens and users through adoption of long-range planning documents. These documents contain goals, policies, implementation procedures, and regulatory controls to guide and enforce conformance. The most common guide used by local jurisdictions to define land use patterns is the general plan. Under the general plan, individual projects are assessed for consistency with each element of the plan. Specifically, the goals and policies in the plan serve as a guide in the review process when projects are proposed in a particular jurisdiction. Land use elements of a general plan document typically contain those policies and maps governing land use compatibility within the jurisdiction. All zoning within a jurisdiction must be consistent with the plans, programs, and policies of the general plan. Because the Proposed Project includes multiple components and linear features, multiple jurisdictions are involved.

City of Sacramento General Plan and Community Plan

The current *City of Sacramento General Plan* was adopted in 1988. Various elements of the General Plan have been updated but the plan has not been comprehensively revised. The General Plan update process was initiated in late 2004, and adoption of the updated General Plan is anticipated in 2009. A complete update of the General Plan is currently underway, with a Draft 2030 General Plan out for public comment in 2008. The General Plan is designed to reflect the current vision for accommodating future growth, what resources to protect, and how quality of life is defined within the City of Sacramento over the next 25 years.

The overall thrust of the existing General Plan is to set or reaffirm policy for a maturing urban area. The policy emphasis is on how best to conserve development within the city and to maximize the quality of development as it occurs on those remaining vacant lands. The General Plan's overriding goal is to "improve and conserve existing urban development, while at the same time, encourage and promote quality growth in expansion areas of the City." Policy statements are adopted for the specific goals and policies of each General Plan Element (Sacramento, City of 1988).

The Draft 2030 General Plan update, Appendix A, Vision and Guiding Principles, is a document that was adopted by the City of Sacramento in 2005, designed to capture the city's key values and aspirations for Sacramento's future and establish policy benchmarks for the General Plan Update process. These Guiding Principles address land use, community design, economic development, public health and safety, environmental resources, parks and recreation, and public facilities policy goals applicable to components of the Proposed Project. The guiding vision is that Sacramento will be the most livable city in America. Livability is defined as building a safe, health and sustainable future for all (Sacramento, City of 2005).

In addition to the General Plan, the City of Sacramento uses community plans to provide policy direction for delineated community areas within the city. When the city adopted the 1988 citywide General Plan, there were seven adopted community plans. The South Sacramento Community Plan from August 1986 is the existing approved community plan pertaining to the project site. As part of the General Plan Update, community plan boundaries have been revised and plans updated. The revised community plan boundaries would relocate the project site into the Fruitridge Broadway Community Plan Area.

County of Sacramento General Plan and Community Plan

The County of Sacramento's General Plan was adopted December 15, 1993, and provides the county with a "constitution" for rational decision making concerning long-term physical development. Major goals of the General Plan generally include an orderly pattern of land use, a balanced transportation system, air quality (which protects public health), protection of open

space, and management and protection of natural resources. Specific policies and objectives seek to attain these goals. The county's General Plan is currently being partially updated with anticipated adoption in the winter of 2009.

As with the City of Sacramento, Community Plans have been adopted in the County of Sacramento for areas with boundaries that typically reflect established community planning areas. Community Plan policies, in conjunction with the Community Plan Land Use Plan, are intended to comprehensively guide the physical development of a community on a more detailed basis than the General Plan. The Proposed Project site falls within the County of Sacramento South Sacramento Community. The South Sacramento County Community plan was last updated in 1978.

City of Sacramento Parks and Recreation Master Plan

The 2005–2010 Parks and Recreation Master Plan was approved by the City of Sacramento in December 2004. The Plan is used by developers to provide baseline development standards for facilities and guidance for project/community design. The plan identifies the existing inventory of parks within the city as well as the demand on park facilities in order to identify deficiencies. Goals of the city in regard to parkland are identified as well as implementation and funding strategies. Parks identified within the Parks and Recreation Master Plan and within the Proposed Project boundary include those within the City of Sacramento as listed in Table D.8-2.

Sacramento City/County Bikeway Master Plan

The city adopted the 2010 Sacramento City/County Bikeway Master Plan in 1995. The plan identifies existing and planned bicycle trails and routes within the city. The primary purpose of the Bikeway Master Plan was to identify the recreational and commute needs of bicyclists and to promote bicycling as an alternative form of transportation. The plan also presents the appropriate design features of bikeways, such as signs and markings, and states the importance of implementing bicycle safety and education programs. The goal of the bikeway improvements proposed in the City's Bikeway Master Plan is to increase bicycle ridership for work and non-work trips. Existing bike lanes within the vicinity of the Proposed Project traverse Power Inn Road and Fruitridge Road (Sacramento, City of 2005).

Army Depot Redevelopment Plan and Implementation Plan

The Army Depot Redevelopment Plan (Redevelopment Plan) was prepared by the Sacramento Housing and Redevelopment Agency (SHRA) to provide guidance for redevelopment, rehabilitation, and revitalization of the Sacramento Army Depot. The Sacramento Army Depot was closed in 1994, and this presented an opportunity for the City of Sacramento to create an employment and development center in a low-income area. The original Redevelopment Plan

was adopted in 1995. In 2004, SHRA amended the Redevelopment Plan to expand the Project Area by an additional 1,527 acres of property (approximately), including the residential neighborhoods of Colonial Manor, Colonial Village, Avondale, and Glen Elder. The expanded area also included other commercial and industrial properties, which allow SHRA the tools necessary to revitalize this area of southeast Sacramento. The current implementation plan period spans from 2005 to 2009 and is updated every 5 years.

Project components that fall within the boundary of the updated Redevelopment Plan include the wellhead site, the compressor station site, pipeline segments one and two, and the portion of the underground storage reservoir within the City of Sacramento boundaries.

The goals of the Implementation Plan are identified as follows:

- The conversion of existing military facilities to effective, economic public and private use
- The creation and development of local job opportunities and the preservation of the existing employment base
- The establishment of a redevelopment planning and implementation framework that will ensure the proper long-term development of the Sacramento Army Depot area
- The elimination and prevention of the spread of blight and deterioration, and the conservation and rehabilitation of the project area in accordance with the General Plan, applicable specific plans, and local codes and ordinances
- The elimination or amelioration of certain environmental deficiencies, such as insufficient off-street parking, stormwater drainage, and other similar public improvements, facilities, and utilities deficiencies adversely affecting the project area
- The pre-planning, redesign, and development of underdeveloped or poorly developed areas that are underutilized or improperly utilized
- The promotion of new private sector investment and strengthening of the economic base of the project area by redevelopment and rehabilitation of structures and installation of needed site improvements
- The provision for increased sales taxes; business license fees; and other fees, taxes, and revenues to the City of Sacramento (Implementation Plan 05–09).

City of Sacramento Army Depot Reuse Plan (City Agreement 95-07)

The City of Sacramento acquired former Army Depot property from the U.S. Department of the Army through a series of conveyances. The Sacramento Army Depot Reuse Plan (Sacramento, City of 1994) set aside approximately 63 acres in the present Depot Park for a natural resource

protection area. The city has agreed to establish and implement a mitigation monitoring plan to ensure all mitigation measures set forth in the Sacramento Army Depot EIR, Sacramento Army Depot Disposal and Reuse Plan, and the Biological Assessment for the Vernal Pool Fairy Shrimp are observed.

City of Sacramento Enterprise Zone and Recycling Market Development Zone

Enterprise Zones: California Enterprise Zones were established to stimulate development in certain areas of the state. An Enterprise Zone is a State of California tax incentive program designed to stimulate business development and employment growth. The Zone's objective is to reduce the cost of doing business by offering a number of tax credits to companies/businesses who are located in the Enterprise Zone boundaries. Tax benefits are realized through the reduction in business expenses that result from a reduction in the cost of hiring employees, and the purchase of equipment and real property. In addition, financial institutions that invest in commercial properties in the zone benefit from reductions in state taxes when approving a loan.

All businesses located within the Enterprise Zone automatically qualify for benefits whether they are proprietorships, partnerships or corporations. The five specific tax credit incentives offered by the state include: (1) hiring tax credit, (2) sales and use tax credit, (3) business expense deduction, (4) 15-year net operating loss carryover, and (5) net interest deduction for lenders.

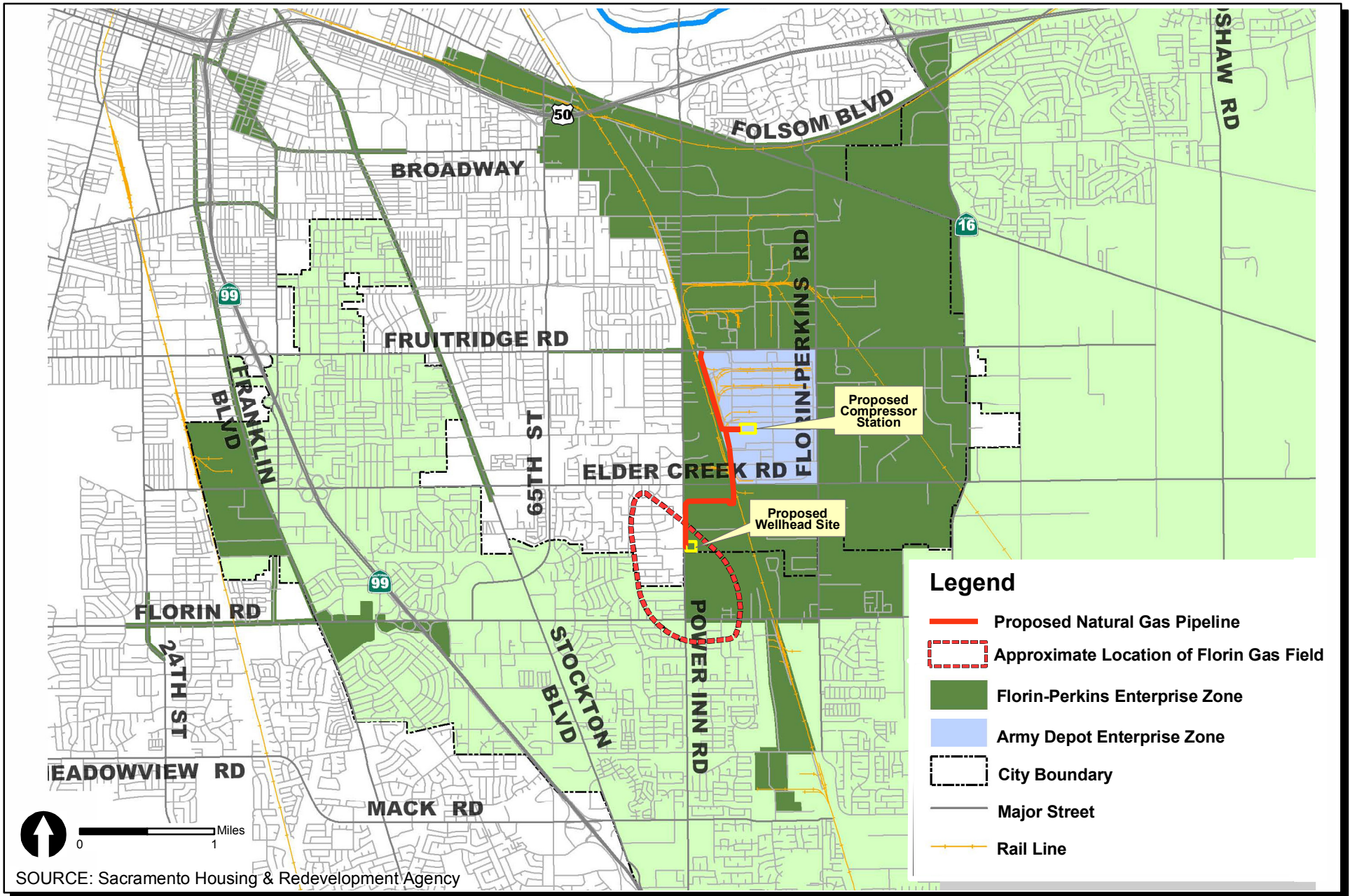
The project components within the Army Depot boundary fall within the Army Depot Enterprise Zone. The wellhead site, portion of the underground storage reservoir in the City of Sacramento, and pipeline segments one and two are situated within the Florin-Perkins Enterprise Zone (see Figure D.8-4.)

Recycling Market Development Zone: The Army Depot Zone and the Florin-Perkins Enterprise Zone are also designated Recycling Market Development Zones.

Municipal Codes

The Proposed Project would be consistent with the Building and Construction Requirements under each respective jurisdiction's municipal code in addition to the California Building Standards Code Title 24 requirements. Activities and conditions regulated include but are not exclusive to grading, erosion, and sediment control; flood control; landscaping; traffic; and performance standards. Proposed activities and development are also subject to Zoning Regulations requirements, pursuant to the Municipal Code.

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Sacramento Natural Gas Storage Project - EIR
Enterprise Zones: Army Depot and Florin-Perkins

FIGURE
D.8-4

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The Proposed Project components within the boundaries of Army Depot fall within a Special Planning District. Chapter 17.116 of the City of Sacramento Municipal Code pertains to the Sacramento Army Depot Special Planning District and reads as follows:

17.116.010 Purpose. The purpose of the special planning district for the Sacramento Army Depot is to guide the establishment of land uses during the development of the Sacramento Army Depot reuse plan. It is anticipated that the reuse plan will recommend expansion of the provision of the special planning district. (Ord. 99-015 Section 5-1.6-A)

D.8.3 Environmental Impacts and Mitigation Measures for the Proposed Project

D.8.3.1 Definition and Use of Significance Criteria

Based on the CEQA Guidelines (14 CCR 15000 et seq.), standard CEQA practice, and previous environmental documents analyzing natural gas storage projects, the significance criteria presented below have been used to determine if the Proposed Project would result in a significant impact.

Policy consistency impacts would be considered significant if the project would:

- 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, zoning ordinance, habitat conservation plan or natural community conservation plan) adopted for the purpose of avoiding or mitigating an environmental effect.

The Proposed Project would result in significant land use impacts if it would:

- Physically divide an established community
- Create long-term disturbance that would disrupt an established land use
- Permanently displace an established land use

Recreational resources would be significantly impacted if the Proposed Project would:

- Increase the use of existing neighborhood and regional parks or recreational facilities such that substantial deterioration of the facility would occur or be accelerated
- Disrupt recreational activities, which would have a substantial adverse effect on the recreational value of existing facilities.

The Proposed Project would significantly impact agricultural resources if it would:

- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use
- Conflict with existing zoning for agricultural use or a Williamson Act contract.

D.8.3.2 Applicant Proposed Measures

There are no applicant proposed measures (APMs) proposed by SNGS, LLC for potential impacts to land use, agriculture, and recreational resources.

D.8.3.3 Land Use, Agriculture, and Recreation Impact Analysis

Development of the Proposed Project would result in both short-term and long-term land use impacts. Short-term impacts that would occur as a result of construction include direct conflicts with existing land uses and disruption to the community associated with dust, noise/vibration, public health, traffic disruption, and visual quality. Project impacts related to air quality, public health and safety, noise and vibration, transportation and traffic, and visual quality are discussed in this EIR (Sections D.2, D.6, D.9, D.12, and D.13, respectively). Long-term impacts would result from precluding and/or conflicting with existing and/or planned land uses and areas surrounding the project site. The following text summarizes the existing and planned land uses that would be affected by the Proposed Project.

Impact LU-1: Conflict with an Applicable Land Use Plan, Policy, or Regulation

While local agencies do not have jurisdiction over the Proposed Project because the Proposed Project falls under the jurisdiction of the CPUC, a conflict with adopted land use plans, policies, or regulations of these agencies would be considered a significant impact. All levels of government implement land use plans, policies, and regulations to reduce the impacts of development projects on the environment. Therefore, if the Proposed Project conflicts with one of these standards, it would negate the respective government's attempt to reduce or avoid an environmental impact. By complying with local land use plans, policies, and regulations, the Proposed Project would meet each jurisdiction's respective goals for reducing or eliminating the impacts of land use decisions. The discussion that follows is divided by project component. A consistency analysis with each applicable plan as it pertains to each respective project component is provided in Tables D.8-3 through D.8-6. The consistency analysis with applicable general plans and planning documents are discussed in the following order:

- Table D.8-3: City of Sacramento General Plan (1988)
- Table D.8-4: City of Sacramento, South Sacramento Community Plan (1986)

- Table D.8-5: City of Sacramento Proposed 2030 General Plan
- Table D.8-6: County of Sacramento General Plan (1993).

Wellhead, Compressor Station, Pipeline Segments 1 and 2

The wellhead site, compressor station site, pipeline segments one and two, and a significant portion of the underground natural gas storage reservoir are located in the City of Sacramento. Applicable General Plan documents include the City of Sacramento General Plan (1988) and the South Sacramento Community Plan (2008). (The draft Fruitridge Broadway Community Plan will supersede the South Sacramento Community Plan once the Draft 2030 General Plan update takes effect.) As demonstrated in the table below, the Proposed Project would be consistent with applicable General Plan objective, goals, and policies relevant to the City of Sacramento project components. Therefore, less-than-significant impacts associated with applicable plans and policies would occur (Class III). (Refer to Section D.1 for classification of impact significance.)

The City of Sacramento General Plan (1988, amended 2003; the Draft 2030 General Plan is in preparation) serves as a policy guide for physical, economic, and environmental growth and renewal of the city. The General Plan is the principal tool for City use in evaluating public and private building projects and municipal service improvements. Guidelines and standards relevant to the Proposed Project include the following:

Table D.8-3
Consistency Analysis with Applicable 1988 General Plan,
Policy, or Goal for the Proposed SNGS City of Sacramento Project Components

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<i>Urban Growth</i>	
<i>Policy 1–Quality of Life</i>	
The protection and preservation of the urban and natural environment are important factors to consider when evaluating development proposals and new community plans for the City.	Consistent: The Proposed Project considers the protection and preservation of the urban and natural environment within the context of this EIR. Mitigation measures are proposed in order to reduce significant impacts.
The goal of compliance with federal air quality standards must be considered in land use decision making and transportation planning.	Consistent: Section D.2, Air Quality, of this EIR addresses the impacts of the Proposed Project on air quality impacts. The Proposed Project will comply with federal and state air quality standards.
The open space and parks that are provided for recreational purposes are valuable assets for each community. Adequate land and funding for improvements and maintenance will be necessary in newly developed areas to ensure the provision of this asset.	Consistent: The Proposed Project would result in temporary adjacency impacts to Danny Nunn Park during construction activities. Appropriate measures shall be in place to ensure restoration of all impacted parklands to their original conditions upon completion of construction activities.

Sacramento Natural Gas Storage Project
D.8 LAND USE, AGRICULTURE, AND RECREATIONAL RESOURCES

Table D.8-3 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
Efforts to correct problems associated with blighting influences, crime, and problems associated with homeless individuals will be necessary to ensure the protection of the public's health, safety, and general welfare.	Consistent: The Proposed Project includes both security and screening features in order to address both safety concerns and problems associated with blighting influences. A 10-foot-high masonry wall would surround the wellhead site along with vegetation, and a high chain-link security fence would surround the compressor station.
To create pleasant, attractive neighborhoods, it may be necessary to develop minimum standards and guidelines for residential, commercial, and industrial development that reflect the image and needs of affected communities.	Consistent: The Proposed Project is consistent with minimum standards and guidelines for industrial development.
<i>Policy 3—Economic Development and Employment Opportunities</i>	
It is the policy of the City to actively promote the continued vitality and diversification of the local economy, and to expand employment opportunities for City residents.	Consistent: The Proposed Project would require approximately 150 to 200 employees during construction activities, of which approximately 70% (between 105 and 140 employees) would be from the local population.
Local hiring incentives and referral programs for major employers should be continued and expanded where needed to ensure that City residents benefit from Sacramento's expanding economy.	Consistent: It is expected that the applicant will hire from the local labor pool.
<i>Policy 5—Urban Conservation and Infill Areas</i>	
It is the policy of the City to promote infill development, rehabilitation, and reuse that contributes positively to the surrounding area and assists in meeting neighborhood and other City goals, including the following: <ul style="list-style-type: none"> a. Neighborhood conservation and enhancement b. Redevelopment/blight abatement c. Economic development, particularly neighborhood-serving retail, office, and employment d. Historic preservation e. Provision of a range of housing types f. Development supportive of transit and other alternative modes of transportation g. Trip reduction and air quality improvement h. Environmental improvement i. Compatibility with existing neighborhood and commercial areas. 	Consistent: The Proposed Project would provide industrial uses within an existing industrial area.
<i>Policy 8—Transportation</i>	
It is the policy of the City to promote an efficient, safe, and balanced transportation system.	Consistent: SNGS, LLC would prepare a traffic control plan (TCP) to minimize short-term impacts during construction activities. Operation of the Proposed Project would not generate substantial traffic resulting in the City's inability to promote an efficient, safe, and balanced transportation system.
The City will continue to coordinate with other transportation agencies and providers (federal, state, regional, and local) to explore solutions to transportation problems.	Consistent: SNGS, LLC encourages coordination with all applicable agencies regarding traffic concerns.

Table D.8-3 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
Policy 9—Local and Regional Government	
It is the policy of the City to cooperate with the region's various public jurisdictions on matters of mutual interest including social, economic, and environmental issues; land use policies; and private development project review.	Consistent: The Proposed Project encourages the cooperation of all applicable public jurisdictions.
Complex urban issues do not respect jurisdictional boundaries; they impact both the City and County. Air and water quality, transportation, and economic development are issues that must be addressed on a regional scale. The City recognizes the importance of planning for new growth and development in a reasonable manner.	Consistent: The Proposed Project addresses the temporary, permanent, direct, indirect, local, and regional environmental impacts within the context of this EIR. In particular, Section D.2 addresses Air Quality, Section D.7 addresses Hydrology and Water Quality, and Section D.12 addresses Transportation and Traffic.
Policy 10—Open Space and Natural Resource Conservation	
It is the policy of the City to conserve and protect natural resources and planned open space areas, and to phase the conversion of agricultural lands to planned urban uses.	Consistent: The Proposed Project addresses impacts to natural resources and open space areas within the context of this EIR. Mitigation measures are included as applicable in order to minimize impacts to natural and open space areas. The Proposed Project would not impact agricultural lands within the boundary of the City of Sacramento.
The City will continue programs established by the Department of Parks and Community Services in maintaining parks, trees, and other landscaping. The City will protect planned open space areas that support wildlife habitat and work with the County in protecting unique physical features. The City will establish development standards to enhance the visual amenities of open space uses.	Consistent: Proposed Project components within the City of Sacramento would not generate impacts to parkland aside from temporary noise impacts during construction activities. The Proposed Project would be consistent with the programs established by the Department of Parks and Community Services.
Policy 11—Public Services	
It is the policy of the City to provide a full range of adequate municipal services in order to meet resident and worker needs and to assure a healthy, orderly development and maintenance of its communities. It is important that these services are coordinated with the expected growth of the City.	Consistent: Water and sewer lines would be required for the operational phase of the Proposed Project. These lines would tie into the existing lines operated by the City of Sacramento. These services are coordinated with the expected growth of the City as addressed in Section D.11, Public Services and Utilities, of this EIR.
The funding of new services is a major constraint facing government today. Appropriate facilities and services must be in place as new communities are developed, and a financing plan for those services should be determined prior to development.	Consistent: Financing plans for water and sewer services will be determined prior to development.
Presently, there are mutual aid agreements between the City and County and special districts for some municipal services to some areas. These agreements should continue.	Consistent: The Proposed Project would not interfere with existing mutual aid agreements.
Policy 12—Smart Growth Principles: It is the policy of the City to promote sustainable and balanced development that makes efficient and effective use of land resources and existing infrastructure by using the following Smart Growth Principles.	
Foster walkable, close knit neighborhoods through a system of fully connected activity centers, streets, pedestrian paths, and bike routes	Consistent: The Proposed Project components within the City of Sacramento would temporarily interfere with pedestrian paths during construction activities. The existing bike route along Power Inn Road and Fruitridge Road would be temporarily disturbed during construction activities. All

Sacramento Natural Gas Storage Project
D.8 LAND USE, AGRICULTURE, AND RECREATIONAL RESOURCES

Table D.8-3 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	disturbed bicycle and pedestrian paths would be restored to existing conditions upon completion of construction activities .
Promote distinctive, attractive communities with a strong sense of place, including rehabilitation and use of historic buildings.	Consistent: Section D.4 of this EIR addresses potential impacts to cultural and historic resources. Mitigation measures are incorporated in order to reduce potential impacts. Additionally, the proposed wellhead site would be surrounded by a screening wall and the proposed compressor station site would not be directly visible to residences.
Preserve open space, farmland, natural beauty, and critical environmental areas within the urban environment and on the urban edge.	Consistent: This EIR examines the Proposed Project's impacts to open space, farmland, natural beauty, and critical environmental areas. Mitigation measures are included in order to minimize potential impacts.
Concentrate new development and target infrastructure investments within the urban core of the region to allow for efficient use of existing facilities, infill, and reuse areas.	Consistent: The Proposed Project will be situated on land designated for industrial uses and will connect to existing infrastructure.
Make development decisions predictable, fair, and cost-effective by streamlining the development approval process.	Consistent: The Proposed Project encourages streamlining of the development approval process and encourages inter-agency and inter-jurisdiction coordination.
Encourage citizens and stakeholder participation in development decisions by fostering an open and inclusive dialogue that promotes alliances and partnerships to meet community needs.	Consistent: As part of the CEQA process, a public scoping meeting was held to encourage citizens and stakeholders to participate in dialog concerning the Proposed Project. Additional public meeting will be held upon distribution of the Draft EIR and approval of the Final EIR.
Promote resource conservation and energy efficiency through water conservation and water quality practices, recycling, green building technology, cool community design features, and use of solar and energy renewable technologies.	Not applicable since few buildings will be developed.
Commerce and Industry Land Use Element	
Industrial/Manufacturing Areas	
Goal A: Continue to identify and attempt to minimize potential adverse impacts from increased industrial development	Consistent: This EIR addresses potential adverse impacts from the Proposed Project and includes mitigation measures in order to minimize potential significant impacts.
Policy 1: Allow industrial development only in those areas where potential impacts can be expected to be minimized	Consistent: This EIR addresses potential adverse impacts from the Proposed Project and includes mitigation measures in order to minimize potential significant impacts.
Economic Development and Employment Opportunities	
Goal A: Expand local industrial base through diversification and increased manufacturing activities	Consistent: The Proposed Project would provide strategically located natural gas storage in California.
Policy 1: Strongly encourage major employers to incorporate local hiring preferences	Consistent: The Proposed Project would require approximately 150 to 200 employees during construction activities, of which approximately 70% (105 to 140 employees) would be from the local population.

Sacramento Natural Gas Storage Project
D.8 LAND USE, AGRICULTURE, AND RECREATIONAL RESOURCES

Table D.8-3 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<i>Circulation Element</i>	
<i>Transportation Planning</i>	
Goal A: Establish and implement a comprehensive regional transportation plan that identifies needs, integrates the existing transportation network with planned growth, and proposes new facilities.	Consistent: The Proposed Project would not interfere with any regional transportation plans. Impacts to traffic/circulation as a result of the Proposed Project are addressed in Section D.12, Transportation and Traffic, of this EIR.
Policy 6: Review development projects for conformance with adopted transportation policies and standards, and require appropriate site improvements.	Consistent: Section D.12, Transportation and Traffic, of this EIR evaluates the Proposed Project for conformance with applicable transportation policies and standards. Mitigation measures would reduce any potential significant impacts.
Goal B: Consider air quality along with traffic flow efficiency when making decisions about transportation.	Consistent: Section D.2, Air Quality, of this EIR evaluates the impacts of the Proposed Project on air quality, taking into consideration emissions from vehicle traffic.
<i>Bikeways</i>	
Goal B: Provide a network of safe and convenient bikeways. Promote bicycling as a feasible transportation alternative that conserves energy, improves air quality, reduces traffic congestion, and improves public health.	Consistent: The Proposed Project would result in temporary disturbances to the existing bike lane along Power Inn Road and Fruitridge Road during construction activities; however, these bike lanes would be restored to existing conditions upon termination of construction activities. Section D.12, Transportation and Traffic, addresses impacts to pedestrian and bicycle paths.
Policy 11: Require future developments to conform to the Bikeways Master Plan (Vol-1, Sec 3, pg 11, BWMP).	Consistent: As discussed below, the Proposed Project would not interfere with implementation of the Bikeway Master Plan. Any disturbances to the bike lanes along Power Inn Road and Fruitridge Road would be restored to existing conditions following construction activities.
<i>Conservation and Open Space</i>	
<i>Preservation of Natural Resources</i>	
Goal A: Implement the Master Plan for park facilities and recreation services	Consistent: A consistency analysis of the Proposed Project with the Park Master Plan is provided below.
Goal B: Retain the riparian woodlands and grassland vegetation along the waterways and floodways in North Natomas and South Sacramento insofar as possible	Consistent: Section D.3, Biological Resources, of this EIR addresses impacts of the Proposed Project on biological resources within South Sacramento.
Policy 1: Protect the wooded areas along the waterways and drainage canals insofar as possible.	Consistent: Section D.3, Biological Resources, of this EIR addresses impacts of the Proposed Project on biological resources. There are no wooded areas along drainage canals within the project area.
Goal D: Work with the County of Sacramento to identify, protect, and enhance physical features and settings that are unique to the area to the maximum extent feasible.	Consistent: The Proposed Project encourages inter-jurisdiction coordination, and this EIR includes mitigation measures in order to protect unique features of the area as applicable.
Policy 1: Conserve vernal pools with rare and endangered species to whatever extent feasible.	Consistent: Section D.3, Biological Resources, of this EIR addresses impacts of the Proposed Project on biological resources. A Preliminary Wetland Delineation Report for the City of Sacramento identified location of vernal pools within the project boundary, and mitigation measures are included in order to minimize impacts to these pools and associated species.

Sacramento Natural Gas Storage Project
D.8 LAND USE, AGRICULTURE, AND RECREATIONAL RESOURCES

Table D.8-3 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
Policy 2: Work with all interested parties to protect ancient burial grounds threatened by development activity and preserve their artifact, either on site or at a suitable relocation to the extent feasible.	Consistent: Section D.4, Cultural Resources, of this EIR addresses impacts of the Proposed Project on burial grounds. A cultural resources assessment for the Proposed Project did not identify any portion of the project site that was known to include human remains or was previously used as a burial site.
Policy 1: Explore ways to reverse degradation and pollution and enhance the beauty and wildlife habitats of creeks and drainage canals.	Consistent. Section D.2, Air Quality, of this EIR addresses impacts of the project to pollution and proposes mitigation measures to reduce impacts of the project to less than significant. Section D.3, Biological Resources, of this EIR addresses impacts of the Proposed Project on biological resources. Following project construction, the right-of-way would be graded to pre-construction grades and contours and would be seeded with an appropriate seed mix.
Conservation of Open Space and Open Space Used for the Managed Production of Resources	
Goal B: Comply with the State of California's Surface Mining and Reclamation Act requirements, and conserve newly discovered aggregate deposits for extraction and land reclamation wherever feasible.	Consistent: The Proposed Project would comply with the State of California's Surface Mining and Reclamation Act requirements.
Public Facilities and Services Element	
Goals and Policies for Water	
Policy 3: Work with property owners to develop financing arrangements in order to provide needed water facilities.	Consistent: SNGS, LLC will connect the Proposed Project to existing infrastructure in order to provide water service to the project site. Financing will adhere to the policies of the City of Sacramento.
Goals and Policies for Sanitary Sewers	
Policy 3: Work with property owners to develop financing arrangements in order to provide sewer services.	Consistent: SNGS, LLC will connect the Proposed Project to existing infrastructure in order to provide sewer service to the project site. Financing will adhere to the City of Sacramento.
Goals and Policies for Drainage	
Policy 1: Ensure that all drainage facilities are adequately sized and constructed to accommodate the projected increase in stormwater runoff from urbanization	Consistent: Section D.7, Hydrology and Water Quality, of this EIR addresses the drainage impacts of the Proposed Project with a focus on the compressor station and wellhead site. Mitigation measures are proposed, including preparation of a site drainage plan in order to minimize impacts.
Goals and Policies for Solid Waste	
Goal A: Provide adequate solid waste disposal facilities and services for collection, storage, and reuse.	Consistent: Section D.11, Public Services and Utilities, of this EIR addresses impacts of the Proposed Project on solid waste. The Proposed Project would generate solid waste during construction activities which would be transported to local landfills. Operation of the Proposed Project would generate a minimal amount of solid waste during maintenance activities. The Proposed Project would be consistent with regulations governing disposal of solid waste.
Policy 2: Explore programs and new techniques of solid waste disposal to reduce the need for landfill sites	Consistent: Section D.11, Public Services and Utilities, of this EIR addresses impacts of the Proposed Project on solid waste. Operation of the project would generate minimal amounts of solid waste, and contribution to local landfills would be minimal.

Table D.8-3 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
Policy 4: Expand recycling and composting efforts to the maximum extent feasible in order to reduce the volume and toxicity of solid wastes that must be sent to landfill facilities	Consistent. Materials used during construction and operation of the Proposed Project will be recycled where feasible.
Goals and Policies for Fire Service	
Goal A: Provide adequate fire service for all areas of the City.	Consistent: Section D.11, Public Services and Utilities, of this EIR addresses impacts of the Proposed Project on fire services. The Proposed Project would not require the construction of an additional fire station.
Health and Safety Element	
Seismic Safety	
Goal A: Protect lives and property from unacceptable risk of hazards due to seismic and geologic activity to the maximum extent feasible.	Consistent: Section D.5, Geology and Soils, of this EIR addresses potential impacts as a result of seismic and geologic hazards. The findings of a Geotechnical Report have been incorporated into the content of each respective section. Mitigation measures are included in order to reduce potential impacts. Additionally, the applicant includes project design features in order to minimize geologic concerns as detailed in Table B.4 of Section B, Description of the Proposed Project.
Policy 1: Prohibit construction of structures for permanent occupancy across faults, should any be designated	Consistent: As discussed in Section D.5, Geology and Soils, of this EIR, no elements of the Proposed Project would be constructed on top of known faults.
Policy 2: Continue to require soils reports and geological investigations for determining liquefaction, expansive soils, and subsidence problems on sites for new subdivision and/or multiple story buildings in the City of Sacramento.	Consistent: Section D.5, Geology and Soils, of this EIR incorporates the findings of a Geotechnical Report and addresses potential impacts associated with liquefaction, expansive soils, and subsidence.
Policy 3: Continue to implement the Uniform Building Code requirements that recognize state and federal earthquake protection standards in the construction or repair of buildings.	Consistent: The Proposed Project would be constructed in accordance with Uniform Building Code (UBC) requirements.
Policy 7: Cooperate with and encourage the federal, state, and other jurisdictions to investigate seismic and other hazards and to develop mitigation measures.	Consistent: Section D.5, Geology and Soils, of this EIR incorporates mitigation measures in order to reduce potential impacts as a result of the Proposed Project concerning geologic hazards.
Goals and Policies for Flood Hazards	
Goal A: Protect against flood-related hazards wherever feasible.	Consistent: Section D.7, Hydrology and Water Quality, of this EIR addresses flood-related hazards associated with the Proposed Project. Mitigation measures are incorporated as applicable in order to minimize potential impacts.
Policy 1: Prohibit development of areas subject to unreasonable risk of flooding unless measures can be implemented to eliminate or reduce the risk of flooding.	Consistent: Section D.7, Hydrology and Water Quality, of this EIR addresses flood-related hazards associated with the Proposed Project. Mitigation measures are incorporated as applicable in order to minimize potential impacts.
Goals and Policies for Hazardous Materials	
Goals A: Provide for the health and safety of the citizens of Sacramento and for the protection of the environment by reducing and, where possible, eliminating exposure to hazardous materials and waste.	Consistent: The Proposed Project would handle, store, and transport hazardous materials in a manner consistent with applicable local, state, and federal regulations. Section D.6, Hazardous Materials, Public Health and Safety, of this EIR

Table D.8-3 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	addresses health and safety concerns associated with the Proposed Project, incorporates findings of a Health Risk Screening Analysis, and provides mitigation measures in order to minimize potential impacts. Additionally, applicant proposed measures (APMs), as listed in Table B-4 of Section B, Description of Proposed Project, provide design measures regarding the handling and transport of hazardous materials during construction activities.
Policy 1: Work with the county, state, and federal agencies and responsible parties to identify, contain, and clean up sites that contain hazardous materials.	Consistent: SNGS, LLC will continue to work with agencies and responsible parties concerning on-site contamination and will adhere to all applicable contracts regarding clean-up. In regard to the compressor station, the City is bound to land use restrictions as outlined in the deed to the land prepared by the ACOE. SNGS, LLC will adhere to all restrictions.
Policy 2: Evaluate and consider enacting recommendations to be submitted by the Toxics Substances Commission in 1988.	Consistent: All elements of the Proposed Project will be consistent with the recommendations of the Department of Toxic Substances Control.
Policy 3: Encourage “clean industry” to operate in the City of Sacramento.	Consistent: Construction and operation of the wellhead, compressor station, connection pipelines, and underground gas reservoir incorporate mitigation and project design measures so as to minimize impacts to human health and the environment, and be consistent with all applicable local, state, and federal regulations.
Policy 4: Implement a Toxic Substances Management Plan with coordinated responsibility with other agencies for regulating and controlling hazardous materials within the City.	Consistent: The Proposed Project would be consistent with all City regulations concerning toxic substances. Additionally, SNGS, LLC would prepare a Hazardous Materials Contingency Plan, Health and Safety Plan, and Emergency Response Plan in order to effectively respond in the event of an unexpected hazardous materials disaster.
Policy 8: Ensure that areas where hazardous materials have been found are remediated, before development of new areas, to the extent necessary to protect health and safety of all possible users and adjacent properties, consistent with applicable laws and regulations.	Consistent: Section D.6, Hazardous Materials, Public Health and Safety, of this EIR identifies areas within the project area known to be contaminated. The Proposed Project would comply with all remediation requirements.
Goals and Policies for Fire Protection and Prevention	
Policy 2: Require existing and proposed buildings to have adequate fire protection measures to reduce the potential loss of lives and property.	Consistent: Section D.11, Public Services and Utilities, of this EIR addresses impacts of the Proposed Project on fire services. All buildings will be constructed in accordance with applicable fire codes. A fire hydrant would be located outside and adjacent to the front gate of the wellhead site.
Goals and Policies for Other Health Safety Hazards	
Goal A: Eliminate health and safety hazards wherever possible.	Consistent: Section D.6, Hazardous Materials, Public Health and Safety, of this EIR addresses health and safety hazards associated with the Proposed Project and provides mitigation measures in order to minimize potential impacts. The findings of a Health Risk Screening Analysis are included in Section D.6. Additionally, Table B-4 includes a list of APMs pertaining to Public Health and Safety in order to reduce potential impacts.

Table D.8-3 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
Noise Element	
Goal A: Future development should be compatible with the projected year 2016 noise environment	Consistent: Section D.9, Noise and Vibration, of this EIR addresses noise impacts as a result of the Proposed Project. The Proposed Project would be compatible with the projected 2016 noise environment.
Policy 1: Require an acoustical report for any project that would be exposed to noise levels in excess of those shown as normally acceptable in the General Plan Figure 3. The contents of the acoustical report shall be described in the Noise Assessment Report Guidelines. No acoustical report shall be required where City staff has an existing acoustical report on file, which is applicable.	Consistent: Monitoring will be conducted to assure that the Proposed Project will conform to the levels indicated in the noise ordinance.
Policy 2: Require mitigation measures to reduce noise exposure to the “normally Acceptable Levels” except where such measures are not feasible.	Consistent: Section D.9, Noise and Vibration, of this EIR addresses noise impacts as a result of the Proposed Project. Mitigation measures are proposed in order to minimize significant impacts.
Goal C: Eliminate or minimize the noise impacts of future development on existing land uses in Sacramento.	Consistent: Section D.9, Noise and Vibration, of this EIR addresses noise impacts as a result of the Proposed Project. Mitigation measures are proposed in order to minimize significant impacts.
Policy 1: Review projects that may have noise generation potential to determine what impact they may have on existing uses.	Consistent: The Proposed Project will be reviewed by all applicable regulatory agencies.
Policy 2: Enforce the Sacramento Noise Ordinance as the method to control noise from sources other than transportation sources.	Consistent: Section D.9, Noise and Vibration, of this EIR addresses noise impacts as a result of the Proposed Project. A consistency analysis with the Sacramento Noise Ordinance is discussed within Section D.9.
Preservation Element	
Preservation Program	
Goal B: To protect and preserve important historic and cultural resources that serve as significant, visible reminders of the City’s social and architectural history.	Consistent: Section D.4, Cultural Resources, of this EIR considers the impact of the Proposed Project on historic and cultural resources. Mitigation measures are proposed in order to minimize impacts to important resources.

The City of Sacramento South Sacramento Community Plan (August 1986) serves as a policy guide for planners, public officials, and landowners to assist them in their determination relating to development in the community. The plan provides a tool to mold the physical appearance and character of a community to match the long-term goals of that community.

Table D.8-4
Consistency Analysis with Applicable South Sacramento Community Plan, Policy, or Goal
for the Proposed SNGS City of Sacramento Project Components

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
Industrial Land Use	
Goals	
Improve the appearance of South Sacramento's industrial areas, particularly through the continued requirement of landscaped setbacks and fences to screen outdoor uses.	Consistent: As discussed in Section D.13, Visual Resources, the wellhead and compressor station sites would be screened from surrounding sensitive viewers. A 10-foot-high decorative screening wall would surround the wellhead site along with landscaping along Power Inn Road. Due to the compressor station site's location within Army Depot and limited access, the site is not visible to the general public.
Ensure that industrial uses are designated for areas where they will have minimal adverse impacts on other types of land uses.	Consistent: The Proposed Project components within the City of Sacramento are on lands designated for such uses. Mitigation measures and project design features detailed within this EIR assure minimal adverse impact on surrounding land uses.
Ensure that industrial uses will have a minimal adverse impact on the environment.	Consistent: Preparation of this EIR along with the proposed mitigation measures and project design features assure the Proposed Project would result in a minimal impact on the environment.
Policies	
Industrial developments should be as attractive as possible. All industrially zoned land should be placed within the M-1S or M-2S zones. Landscaping and fencing on screening of storage, junk yards, or other outside industrial uses should continue to be required and maintained.	Consistent: A 10-foot-high decorative screening wall would surround the wellhead site along with landscaping along Power Inn Road. Due to the compressor station site's location within Army Depot and limited access, the site is not visible to the general public. All landscaping and screening would be maintained to City standards.
Continue to enforce existing setback requirements that require the landscaping, screening, and fencing of industrial activities (Planning Department, Code Enforcement).	Consistent: The Proposed Project would adhere to all setback requirements requiring landscaping, screening, and fencing.
Monitor gas drilling operations through the CEQA process (Planning Department)	Consistent: The Proposed Project adheres to the CEQA process. A monitor would be required on site during gas drilling operations.
Prepare mitigation measures for impacts that cannot be avoided in all industrial areas (Planning Department)	Consistent: Mitigation measures are proposed throughout the EIR for all impacts that cannot be avoided.
Transportation and Circulation Element	
Policies	
Provide adequate bike paths throughout South Sacramento.	Consistent: The Proposed Project would result in temporary disturbances to the existing bike lanes along Power Inn Road and Fruitridge Road during construction activities; however, these bike lanes would be restored to existing conditions upon termination of construction activities. Adequate bike paths would be maintained throughout South Sacramento with implementation of the Proposed Project.

Sacramento Natural Gas Storage Project
D.8 LAND USE, AGRICULTURE, AND RECREATIONAL RESOURCES

Table D.8-4 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
Public Facilities and Services Element	
Policies (Water Services)	
Continue to provide water service to developing areas within the City as the need arises and when development is appropriate. <ul style="list-style-type: none"> Continue to require that a means of providing municipal services is established before development approvals occur (Planning Department, Department of Utilities). 	Consistent: Section D.11, Public Services and Utilities, addresses water services pertaining to the Proposed Project. Water for construction activities would come from City of Sacramento water entitlements. Water lines for the Proposed Project would connect to existing infrastructure within the project area. A means of municipal services would be established prior to development approvals.
Goal (Drainage)	
Provide adequate drainage for all urbanized or developing neighborhoods.	Consistent: Section D.7, Hydrology and Water Quality, of this EIR addresses the drainage impacts of the Proposed Project with a focus on the compressor station and wellhead site. Mitigation measures are proposed including preparation of a site drainage plan in order to minimize impacts.
Create drainage systems that have as few adverse impacts on the environment as possible.	Consistent: Section D.7, Hydrology and Water Quality, of this EIR addresses the drainage impacts of the Proposed Project with a focus on the compressor station and wellhead site. Mitigation measures are proposed including preparation of a site drainage plan in order to minimize environmental impacts.
Policies (Gas and Electric Services)	
Encourage land uses under transmission lines that will guarantee the maintenance of an attractive power line easement (generally any use other than low density residential or low density clustered residential use with a homeowners association or other maintenance mechanism). <ul style="list-style-type: none"> Encourage uses which will facilitate the maintenance of power line easements to locate next to these easements (Planning Department). 	Consistent: Pipeline segment one would be installed within an existing power line ROW along Power Inn Road on the western side of the wellhead site. Pipelines installed as part of the project would not interfere with the maintenance of an attractive power line easement.
Place utility lines underground wherever possible.	Consistent: All utility lines associated with the Proposed Project would be undergrounded.
Coordinate the use of utility easements with the County.	Consistent: Use of utility easements would be coordinated with the County as necessary.
Goals (Parks)	
Park facilities should be convenient and safe.	Consistent: Construction and operation of the Proposed Project would result in temporary indirect impacts to Danny Nunn Park during construction activities. Operation of the Proposed Project would not interfere with convenience or safety of nearby park facilities.
The Environment	
Goals	
Protect air quality through the adoption of mitigation measures and transportation management plans.	Consistent: Section D.2, Air Quality, of this EIR addresses impacts of the Proposed Project on air quality. The analysis considers impacts to air quality as a result of traffic generated from the project. Mitigation measures are proposed in order to minimize impacts.

Table D.8-4 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
Enhance or preserve the natural environment in South Sacramento whenever possible.	Consistent: The Proposed Project would preserve the natural environment to the best extent practicable as addressed throughout this EIR. Section D.3, Biological Resources, in particular pertains to the natural biological environment, for which mitigation measures are proposed in order to minimize impacts.
Policies	
Improve air quality and the neighborhood environment by encouraging the planting of trees wherever possible in South Sacramento.	Consistent: The Proposed Project would plant trees as part of the landscaping plans.
Reduce traffic noise impacts of future development and mitigate air pollution for increased traffic throughout South Sacramento.	Consistent: Section D.2, Air Quality, and Section D.9, Noise and Vibration, of this EIR incorporate the traffic-generated air quality and noise impacts as a result of the Proposed Project into each respective analysis. Mitigation measures are proposed in order to reduce potential impacts.
Continue to monitor gas wells in South Sacramento (Planning Department).	Consistent: The compressor station would be staffed 24 hours a day, 7 days a week. The wellhead would be remotely monitored and controlled at all times from the Depot Park compressor station.

New additions or substantial changes to elements in the 2030 General Plan Update that are relevant to the Proposed Project are noted and analyzed for consistency in Table D.8-5.

Table D.8-5
Consistency Analysis with Applicable Proposed 2030 General Plan,
Policy, or Goal for the Proposed SNGS City of Sacramento Project Components

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
Land Use Element	
LU 2.4.2 Responsiveness to Context. The City shall promote building design that respects and responds to the local context, including use of local materials where feasible, responsiveness to Sacramento's climate, and consideration of cultural and historic context of Sacramento's neighborhoods and centers.	Consistent: The compressor station and wellhead site are located on existing industrial land. With the zone change to Employment Center (low rise), the aboveground structures in the Proposed Project will be compatible with future surrounding commercial and light industrial uses.
LU 2.7.3 Transitions in Scale. The City shall require that the scale and massing of new development in higher-density centers and corridors provide appropriate transitions in building height and bulk that are sensitive to the physical and visual character of adjoining neighborhoods that have lower development intensities and building heights.	Consistent: The wellhead site is surrounded by a 10-foot-high fence, and the compressor station is located in the Army Depot and is not viewable by the public. Both structures would be compatible with the future low rise commercial uses.
LU 2.8.3 High-Impact Uses. The City shall avoid the concentration of high-impact uses and facilities in a manner that disproportionately affects a particular neighborhood, center, or corridor to ensure that such uses do not result in an inequitable environmental burden being placed on low-income or minority neighborhoods.	Consistent: The Proposed Project components within the City of Sacramento are on lands designated for such uses. Mitigation measures and project design features detailed within this EIR assure minimal adverse impact on surrounding land uses.

Table D.8-5 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<p>LU 7 Employment: Employment Center (Low Rise), Allowed Uses. Employment-generating uses that generally do not produce loud noise or noxious odor including the following:</p> <ul style="list-style-type: none"> • Light industrial or manufacturing that occurs entirely within an enclosed building • Flex-space (i.e., industrial structures converting to office or research and design uses) • Office uses • Retail and service uses that provide support to employees • Compatible public, quasi-public, and special uses 	<p>Consistent: The components of the Proposed Project that exist above ground are all enclosed within a building.</p>
Mobility Element	
<p>Goal M 2.1 Integrated Pedestrian System. Design a universally accessible, safe, convenient, and integrated pedestrian system that promotes walking.</p>	<p>Consistent: The Proposed Project would temporarily interrupt pedestrian paths adjacent to Power Inn Road and Fruitridge Road during the construction phase of the project. All disturbed bicycle and pedestrian paths would be restored to existing conditions upon completion of construction activities.</p>
Environmental Element	
<p>ER 1.1.6 Construction Site Impacts. The City shall continue to require construction contractors to comply with the City's erosion and sediment control and stormwater management and discharge control ordinances.</p>	<p>Consistent: During construction, the contractor will follow all City-required stormwater permits to reduce or eliminate construction-related stormwater and erosion impacts.</p>
<p>ER 7.1.5 Lighting. The City shall minimize obtrusive light by limiting outdoor lighting that is misdirected, excessive, or unnecessary.</p>	<p>Consistent: The Proposed Project would not construct obtrusive lighting. Section D.13, Visual Resources, of this EIR addresses lighting impacts of the Proposed Project at both the wellhead and compressor station sites.</p>
Noise Element	
<p>EC 3.1.1 Exterior Noise Standards. The City shall require noise mitigation for all development where the projected exterior noise levels exceed those shown in Table EC 1, to the extent feasible. (The table shows a maximum 75 dBA requirement for Industrial, Manufacturing, Utilities, and Agriculture land use types).</p>	<p>Consistent: Section D.9, Noise and Vibration, of this EIR addresses noise impacts as a result of the Proposed Project.</p>
<p>Construction Noise. The City shall require development projects subject to discretionary approval to assess potential construction noise impacts on nearby sensitive uses and to minimize impacts on these uses, to the extent feasible.</p>	<p>Consistent: Section D.9, Noise and Vibration, of this EIR addresses noise impacts as a result of the Proposed Project.</p>
Fruitridge Broadway Community Plan	
<p>FB.EB 1.1 Economic Development Florin-Perkins Industrial Area. The City shall encourage new businesses and industries to locate in the Florin-Perkins Industrial Area, particularly those which are labor-intensive and provide job opportunities for local residents.</p>	<p>Consistent: The compressor station would require 24-hour staffing, thus marginally increasing the employment opportunities within the area.</p>
<p>FB.U 1.1 Gas Well Monitoring. The City shall continue to monitor gas wells in South Sacramento.</p>	<p>Consistent: The Proposed Project would include extensive monitoring of the gas wells in operation.</p>

As discussed below, the wellhead, compressor station, and pipeline segments one and two are also consistent with the Sacramento City/County Bikeway Master Plan, City of Sacramento Parks Master Plan, Sacramento Housing and Redevelopment Agency: Army Depot Redevelopment Plan and Amendment to Plan, Army Depot Implementation Plan 2005–2009, Enterprise Zone Designation, and City of Sacramento Army Depot Reuse Plan (City Agreement 95-07) follows the General Plan discussion. For reasons discussed herein, less-than-significant impacts associated with these applicable plans would occur (Class III or less).

Sacramento City/County Bikeway Master Plan

A comparison of the Proposed Project components within the City and County of Sacramento to the Bicycle Facilities Map of the Bikeway Master Plan reveals that the Proposed Project would result in temporary impacts to existing bike lanes within the City of Sacramento during construction activities. Construction of the wellhead site would last approximately 3 months, and construction of the compressor station site would last approximately 6 to 8 months, during which only a portion of the time would involve disturbances to Power Inn Road and Fruitridge Road for pipeline installation. All existing bike lanes would be restored to original conditions upon completion of construction activities. Section D.12, Transportation and Traffic, provides mitigation measures in order to reduce safety impacts associated with temporary disruptions to bicycle routes. Additionally, no planned bike routes exist along streets temporarily impacted by the Proposed Project components. Operation of the Proposed Project would not result in permanent disruption to existing or planned bike routes within the City or County of Sacramento. The Proposed Project would not inhibit implementation of the goals and policies pertaining to the City/County Bikeway Master Plan.

City of Sacramento Parks Master Plan

The City of Sacramento identifies 18 key target policy issue areas in order to implement the City of Sacramento Park Master Plan. The Proposed Project would not inhibit access to or safety of users of surrounding parkland within the City during any stage of the project. Additionally, the Proposed Project would not infringe on park maintenance, financing, natural resources, or park planning and development activities throughout the city. The Proposed Project would be consistent with regional visional for parklands. As identified in Table D.8-2 above, the Proposed Project components within the City of Sacramento would not directly impact parkland. Potential indirect noise and air quality impacts to surrounding parkland would be temporary during construction activities. Furthermore, temporary impacts to existing bicycle routes along Power Inn Road and Fruitridge Road may occur during construction activities as discussed above and in Section D.12, Transportation and Traffic. Parklands and bike lanes would be restored to existing conditions upon completion of construction activities. No permanent impacts to parkland within the City of Sacramento would occur as a result of the Proposed Project. Consequently, the

Proposed Project would not conflict with the policies of the City of Sacramento Parks Master Plan.

Army Depot Redevelopment Plan and Implementation Plan

A comparison of the Proposed Project components within the City of Sacramento to the seven goals of the Army Depot Redevelopment Plan (as amended) is provided below.

The Proposed Project would effectively use existing vacant land within the Army Depot facilities for the construction of privately operated natural gas storage facilities. Construction activities would generate local job opportunities. Approximately 150 to 200 employees will be required during construction, of which approximately 70% (105 to 140 employees) would be from the local population. As addressed in Section D.13, Visual Resources, the Proposed Project wellhead site would be shielded from surrounding residences with a 10-foot-high masonry decorative wall and compressor station site would generally be obstructed from view given location within the existing Army Depot. Landscaping would be installed around the wellhead site in order to blend in with the aesthetics of the surrounding neighborhood. The project components would be designed with provision for adequate parking, drainage (see Section D.7, Hydrology and Water Quality), and applicable public facilities to service the site. The Proposed Project would contribute to the economic growth of the region via revenues collected by the City of Sacramento. The Proposed Project would be consistent with the intentions of the Army Depot Redevelopment Plan. In addition, as described above, California establishes enterprise zones to stimulate development in certain areas of the state by providing tax incentives to stimulate business development and employment growth. Figure D.8-4 shows the Enterprise Zone Designations in which the project components are located. The project components within the Army Depot boundary fall within the Army Depot Enterprise Zone, including the compressor station and portions of pipeline segments one and two. The wellhead site, portion of the underground storage reservoir in the City of Sacramento, and portions of pipeline segments one and two are situated within the Florin-Perkins Enterprise Zone.

City of Sacramento Army Depot Reuse Plan (City Agreement 95-07)

A portion of pipeline segment one and most of pipeline segment two are contained within the natural resource protection area set aside in The Sacramento Army Depot Reuse Plan (Sacramento, City of 1994). The conflict with regards to biological resources is discussed in Section D.3, Biological Resources and mitigation is proposed. With implementation of Mitigation Measure B-6, potential impacts of pipeline construction in this protected area will be reduced to less than significant (Class II).

Southern Portion of the Underground Storage Reservoir

The southern portion of the natural underground storage reservoir is located within Sacramento County. Because the reservoir is a natural geologic formation, no construction activities would be required within the County of Sacramento. However, belowground storage of natural gas within the boundaries of the County of Sacramento must be consistent with the land use plans pertaining to the County. The applicable general plan documents are the Sacramento County General Plan (1993) and the County of Sacramento Community Plan of South Sacramento (1978). As demonstrated in Table D.8-6, the Proposed Project would be consistent with applicable General Plan objectives, goals, and policies relevant to the County of Sacramento. Therefore, less-than-significant impacts associated with applicable plans and policies would occur (Class III).

County of Sacramento General Plan (1993): The General Plan makes Sacramento County better able to face the economic, social, and natural environmental issues described in background papers for each plan element. The General Plan acts as a constitution for rational decision making concerning long-term physical development.

Table D.8-6
Consistency Analysis with Applicable County of Sacramento General Plan, Policy, or Goal for the Proposed SNGS County of Sacramento Project Component

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<i>Land Use Element</i>	
Land Use Element Goal: An orderly pattern of land use that concentrates urban development; enhances community character and identity through the creation and maintenance of neighborhoods; is functionally linked with transit; and protects the County's natural, environmental, and agricultural resources.	Consistent: The project facilities would be located on existing industrial lands and would be used to store natural gas in the Florin Gas Field, which was previously operated as a natural gas field. The project is not introducing a new land use and would concentrate industrial development where it already exists and therefore would be consistent with the Land Use Element Goal.
Urban Growth Management Strategy Goal: Land use patterns that minimize the impacts of new and existing development while maintaining the quality, character, and identity of neighborhood community areas	Consistent: The underground storage reservoir would not be visible above ground. No changes in land uses are proposed. The quality, character, and identity of the neighborhood would be maintained with implementation of the Proposed Project.
LU-40: The County shall support activities that attract industrial development that: <ul style="list-style-type: none"> • do not pose a significant risk of pollution to water, air, or other natural resources; • provide for diversification in industrial development; • expand opportunities for those entering the labor force, and for Sacramento's unemployed and underemployed. 	Consistent: The impacts of the Proposed Project on water and air pollution along with other natural resources have been considered in the context of this EIR. As further described in Sections D.2, Air Quality, and D.3, Biological Resources, the project with mitigation would have a less-than-significant impact to these resources. As described in Sections D.6, Hazardous Materials, Public Health and Safety, and D.7, Hydrology and Water Quality, there is a potential that gas could migrate into the soil and potable groundwater aquifer. Sections D.6 and D.7 conclude that the risk of gas migration into the soil and aquifer cannot be entirely eliminated and

Sacramento Natural Gas Storage Project
D.8 LAND USE, AGRICULTURE, AND RECREATIONAL RESOURCES

Table D.8-6 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	<p>therefore the consequences of such an event would be significant and unavoidable. However, the project with mitigation would not pose a significant risk of polluting the soil and aquifer due to gas migration and therefore would be consistent with LU-40.</p> <p>The Proposed Project would contribute to the diversification in industrial development by providing statewide benefits in expanding the existing natural gas supply infrastructure in California.</p> <p>Construction activities would generate the need for approximately 150 to 200 employees, of which 70% (105 to 140 employees) are expected to be local.</p>
Objective: Coordinate private development with the provision of adequate public facilities and services.	Consistent: No elements of the Proposed Project within the County of Sacramento would be serviced by or connected to county public facilities.
Safety Element	
Goal: Minimize the loss of life, injury, and property damage due to seismic and geologic hazards	Consistent: Section D.5, Geology and Soils, and Section D.6, Hazardous Materials, Public Health and Safety, of this EIR address potential impacts as a result of seismic and geologic hazards. The findings of a Geotechnical Report and Health Risk Screening analysis have been incorporated into the content of each respective section. Mitigation measures are included in order to reduce potential impacts. Additionally, the applicant includes project design features in order to minimize geologic and health and safety concerns as detailed in Table B.4 of Section B, Description of the Proposed Project.
SA-1: The County shall require geotechnical reports and impose appropriate mitigation measures for new development located in seismic and geologically sensitive areas.	Consistent. Section D.5, Geology and Soils, of this EIR addresses potential impacts as a result of seismic and geologic hazards. The findings of a Geotechnical Report have been incorporated into Section D.5, and mitigation measures are included in order to reduce potential impacts
Goal: Minimize the loss of life, injury, and property damage due to fire hazards.	Consistent: Section D.6, Hazardous Materials, Public Health and Safety, of this EIR addresses potential fire hazards as a result of the Proposed Project. Project design measures are included, and mitigation measures are proposed in order to ensure fire safety to the region as a result of the Proposed Project. Preparation of an Emergency Response Plan includes measures for fire prevention.
Goal: An Emergency Preparedness System that can effectively respond in the event of a natural or manmade disaster	Consistent: The Proposed Project would adhere to all applicable emergency response plans as dictated by the county. Additionally, SNGS, LLC would prepare a Hazardous Materials Contingency Plan, Health and Safety Plan, and Emergency Response Plan in order to effectively respond in event of an unexpected disaster.

Table D.8-6 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<i>Hazardous Materials Element</i>	
Objective: County-wide public awareness of all available hazardous material information and disposal programs	Consistent: Hazardous materials associated with operation and construction of the Proposed Project are disclosed in Section D.6, Hazardous Materials, Public Health and Safety, of this EIR. Additionally, a Phase I Environmental Site Assessment was completed within a 1-mile radius of all elements of the Proposed Project.
Objective: Protect the residents of Sacramento County from the effects of a hazardous material incident via the implementation of various public health and safety programs.	Consistent: Hazardous materials associated with operation and construction of the Proposed Project are disclosed in Section D.6, Hazardous Materials, Public Health and Safety, of this EIR. A Health Risk Screening Analysis has been conducted for the Proposed Project and is included in Section D6 of this EIR. SNGS, LLC would prepare a Hazardous Materials Contingency Plan, Health and Safety Plan, and Emergency Response Plan in order to respond to a hazardous materials incident.
HM-4: The handling, storage, and transport of hazardous materials shall be conducted in a manner so as not to compromise public health and safety standards.	Consistent: The Proposed Project would handle, store, and transport hazardous materials in a manner consistent with applicable local, state, and federal regulations. Additionally, APMs as listed in Table B-4 of Section B, Description of Proposed Project, provide design measures regarding the handling and transport of hazardous materials during construction activities.
HM-7: Encourage the implementation of workplace safety programs and, to the best extent possible, ensure that residents who live adjacent to industrial commercial facilities are protected from accidents and the mishandling of hazardous materials.	Consistent: Safety for residents who live above and adjacent to the project area within the County of Sacramento would be protected from mishandling of hazardous materials via SNGS, LLC's consistency with local, state, and federal regulations pertaining to hazardous materials. Table B-4 of Section B, Description of Proposed Project, and Section D.6, Hazardous Materials, Public Health and Safety, address potential impacts from the handling of hazardous materials and list measures in order to ensure adequate protection to surrounding residences.
HM-8: Continue the effort to prevent groundwater and soil contamination.	Consistent: Section D.7, Hydrology and Water Quality, addresses impacts to groundwater contamination and Section D.6, Hazardous Materials, Public Health and Safety, addresses soil contamination. Included in the list of APMs as listed in Table B-4 of Section B, Description of the Proposed Project, are preparation of an Injection Plan, Equipment Maintenance and Refueling Restrictions, and Site Reclamation Measures in order to minimize potential water quality and groundwater impacts.

Table D.8-6 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
HM-10: Reduce the occurrences of hazardous material accidents and the subsequent need for incident response by developing and implementing effective prevention strategies.	Consistent: SNGS, LLC would prepare a Hazardous Materials Contingency Plan, Health and Safety Plan, and Emergency Response Plan in order to effectively respond in event of an unexpected hazardous materials disaster. The Proposed Project would also be consistent with all applicable local, state, and federal laws pertaining to hazards and hazardous materials.
HM-11: Protect residents and sensitive facilities from incidents which may occur during the transport of hazardous materials in the County.	Consistent: The Proposed Project would handle, store, and transport hazardous materials in a manner consistent with applicable local, state, and federal regulations. Additionally, APMs as listed in Table B-4 of Section B, Description of Proposed Project provides design measures regarding the handling and transport of hazardous materials during construction activities.
Objective: Enforce all federal, state, and local regulations and, if necessary, prosecute those cases involving the mismanagement of hazardous materials.	Consistent: The Proposed Project would handle, store, and transport hazardous materials in a manner consistent with applicable local, state, and federal regulations.

Impact LU-2: Physically Dividing an Established Community

Construction and operation of the Proposed Project would occur on vacant lots within developed areas of the City of Sacramento. The wellhead site and pipeline segment one would be constructed on land situated east of and adjacent to existing residences within the Avondale Glen Elder Neighborhood Community in South Sacramento. On-site and surrounding land uses to the north, east, and south pertaining to the wellhead site include industrial land use designations. The wellhead site would be shielded from the residences to the west via a 10-foot-tall decorative masonry wall constructed around the property. (See Section D.13 for a visual simulation and additional information on the screening wall.) Construction activities would result in a temporary increase in noise, dust, and odors due to the heavy equipment required. Trenching and backfilling would generate dust that could settle on parked cars, window ledges, and other exposed horizontal surfaces. Although the noise, dust, and diesel odors generated during construction would constitute a minor nuisance to adjacent residences, the construction would be of short duration. (See Section D.9, Noise and Vibration, and Section D.2, Air Quality, for expanded discussions.) Temporary adverse impacts associated with construction and operation of the wellhead site and pipeline segment one would not physically divide the adjacent community, and therefore impacts would be less than significant (Class III).

Aside from the wellhead site and pipeline segment one, no other project components would be situated adjacent to residential land uses. The compressor station would be situated on a concrete pad within the Army Depot on land designated for industrial uses. Surrounding land uses include industrial and park/open space designations. Adjacent to pipeline segment two are industrial and

park/open space land uses. The nearest residences to the compressor station site are situated approximately 2,250 feet to the west and within the AGENA boundary. Construction nuisances associated with the compressor station and pipeline segment two would not be discernable, given the distance and interfering structures. The compressors would be housed in a building approximately 50 feet by 110 feet and would stand approximately 24 feet high, with minimal visibility from Power Inn Road, which marks the eastern boundary of AGENA. Therefore, construction and operation of both the compressor station and pipeline segment two would not physically divide an established community and there would be no impact.

The Florin Gas Field spans a surface area of approximately 379 acres, which includes residential land uses and existing communities. The reservoir, however, already exists and situated approximately 3,800 feet below the ground surface. Use of the existing reservoir for gas storage does not entail aboveground disturbances (aside from operational facilities described above). Therefore, no impacts associated with physically dividing an established community would occur with use of the existing Florin Gas Field.

Impact LU-3: Disruption of an Established Land Use

Construction activities associated with the wellhead site, compressor station site, and pipeline segments one and two would have the potential to disrupt land uses adjacent to each respective project site for short periods. As stated under Impact LU-2, construction activities would result in a temporary increase in noise, dust, and odors due to the heavy equipment required. The following discussion addresses each project component.

Wellhead Site and Pipeline Segment 1

Construction of the wellhead site and installation of pipeline segment one would temporarily affect Power Inn Road and would temporarily and indirectly impact the residences situated west of Power Inn Road and workers in surrounding industrial facilities to the north, east, and west. Interruptions to traffic on Power Inn Road may occur during pipeline installation, resulting in disruptions to established land uses due to lane closures and interference with local transit services. The pipeline would be constructed within an existing utility easement, so no direct road work would be required. However, hauling and delivery of oversized loads may occasionally require temporary lane closure along the proposed pipeline alignment route to minimize potential impacts with regular traffic. Impacts resulting from temporary disruption of established land uses due to restricted access during construction would be considered significant but mitigable (Class II). To reduce construction-related impacts to a less than significant level, Mitigation Measures LU-3a (construction notification) and LU-3b (public liaison and information hotline) are provided. In addition, APMs include preparation of a TCP along with Mitigation Measures T-1a and T-1b, described in Section D.12, Transportation and Traffic, which would further reduce

impacts to established land uses resulting from construction. A complete listing of mitigation measures pertaining to traffic impacts can be found in Section D.12, Transportation and Traffic.

Indirect impacts to residences west of the wellhead site and pipeline segment one include temporary exposure to dust that could settle on parked cars, window ledges, and other exposed horizontal surfaces from trenching and backfilling activities. These impacts would also be discernable by surrounding workers on adjacent industrial lands to the north, east, and south. Temporarily noise impacts could also be audible surrounding the project site. Equipment such as concrete saws, pavement-breaking machines, jackhammers, backhoes, and other powered construction equipment that would generate noise could disturb nearby residences and employees. Depending on weather conditions, odor emissions from diesel construction equipment might be discernible by the nearest individuals. As stated under Impact LU-2, although the noise, dust, and diesel odors generated during construction would constitute a minor nuisance to adjacent residences, the construction would be of short duration. (See Section D.9, Noise and Vibration, and Section D.2, Air Quality, for expanded discussions.) The project applicant would adhere to City ordinances governing noise generation during construction activities and would adhere to all regulations concerning fugitive dust, such as maintaining “wet-down” conditions during construction in order to reduce particulate dust emissions. Additional measures are proposed; however, in order to reduce construction-related disturbances to surrounding land uses to less than significant. Mitigation Measures LU-3a (construction notification) and LU-3b (public liaison and information hotline) address potential impacts to residences and employees surrounding the project site.

Operation or maintenance at the wellhead site will be controlled and monitored remotely from the Depot Park compressor station and will not have full-time personnel at the site. Access to the wellhead site for routine operation visits may involve one vehicle visit several times a week. Equipment maintenance may occur several times a year and involve construction and maintenance trucks. Because the number of operation and maintenance visits is minimal, established land uses surrounding the proposed wellhead site would not be disrupted.

Compressor Station and Pipeline Segment 2

The compressor station site is situated in a controlled-access area that would result in minimal impacts on surrounding land uses: the site is surrounded by the remnant Morrison Creek channel and open space to the south, by industrial uses and a parking lot to the north, and by open space to the west and east. No impacts to established land uses surrounding the compressor station are anticipated during construction and operation of the compressor station. However, pipeline segment two would tie in at Fruitridge Road. Traffic impacts could occur along Fruitridge Road, where the proposed pipeline would connect to existing SMUD pipeline. Construction activities would be required within the roadway, resulting in interruptions to traffic on Fruitridge Road

from lane closures and potential interference with local transit services. This temporary impact is considered significant but mitigable (Class II). To reduce construction-related impacts to less than significant, Mitigation Measures LU-3a (construction notification) and LU-3b (public liaison and information hotline) are provided. In addition, APMs include preparation of a TCP along with Mitigation Measures T-1a and T-1b, described in Section D.12, Transportation and Traffic, would further reduce impacts to established land uses resulting from construction. A complete listing of mitigation measures pertaining to traffic impacts can be found in Section D.12, Transportation and Traffic.

Mitigation Measures for Impact LU-3: Disruption of an Established Land Use

LU-3a Provide Construction Notification and Minimize Construction Disturbance. SNGS, LLC or its construction contractor shall provide advance notice, between 2 and 4 weeks prior to construction, by mail to all residents or property owners within 300 feet of the Proposed Project. The announcement shall state specifically where and when construction will occur in the area. Notices shall provide tips on reducing noise intrusion, for example, by closing windows facing the planned construction. SNGS, LLC shall also publish a notice of impending construction in local newspapers, stating when and where construction will occur. Prior to construction, copies of all notices shall be submitted to the CPUC.

SNGS, LLC shall construct during the night in areas where a local jurisdiction requests such timing to reduce construction disruption, if it can be demonstrated that significant noise impacts would not occur. Whether requested by either SNGS, LLC or the local jurisdiction, SNGS, LLC shall provide written evidence of local jurisdiction approval to the CPUC prior to the start of any night work. SNGS, LLC shall also provide analysis of noise impacts and proposed mitigation measures for any residents or other sensitive land uses that would be affected by nighttime construction.

LU-3b Provide Public Liaison Person and Information Hotline. SNGS, LLC shall identify and provide a public liaison person before and during construction to respond to concerns of neighboring residents about noise, dust, and other construction disturbance. Procedures for reaching the public liaison officer via telephone or in person shall be included in notices distributed to the public in accordance with Mitigation Measure LU-3a. SNGS, LLC shall also establish a telephone number for receiving questions or complaints during construction and shall develop procedures for responding to callers. Procedures shall be submitted to the CPUC for review and approval prior to construction and bi-monthly reports summarizing public concerns shall be provided to the CPUC during construction.

Impact LU-4: Displacing an Established Land Use

Construction and operation of the Proposed Project would not require additional easements or acquisition of property. Pipelines would be installed within an existing roadway and under the railroad ROWs. No impacts associated with displacement of an established land use would occur.

Impact LU-5: Substantially Deteriorate a Recreational Facility or Disrupt Recreational Activities

The Proposed Project would result in or accelerate the physical deterioration of recreational facilities if it increased their use beyond existing capacity. Generally, this increased use is a result of an increase in population local to the recreational resources. As discussed in Section D.10, Population and Housing, and Section F.1, Growth-Inducing Effects, the Proposed Project is not expected to induce either short-term or long-term population growth, and would not draw additional residents or recreationists to the area. Therefore, the Proposed Project would not increase local need for recreational resources and would not lead to the physical deterioration of recreational facilities due to increased use.

The Proposed Project could also deteriorate recreational facilities if it reduced the value of their use. This could occur, for example, through reduced visual value, increased noise and traffic, or increased dust and emissions. These impacts are addressed in their respective sections elsewhere in Section D of this EIR. Additionally, the Proposed Project could reduce the value of recreational resources through a physical intrusion into the resource. Parklands located in the immediate vicinity of all project components are listed in Table D.8-1. Of particular concern is Danny Nunn Park in the City of Sacramento. This park is within or immediately adjacent to the Proposed Project boundary. The remaining parks identified in Table D.8-1 would not be impacted by proposed construction or operation activities, given proximity to the project site. The park facilities of concern are discussed as follows:

- The wellhead site and pipeline segment one are located adjacent to Danny Nunn Park. No direct intrusion into the parkland would occur. Aside from temporary noise-related impacts (addressed in Section D.9, Noise and Vibration) during construction activities, no other disruptions or physical restrictions to access would occur. Therefore, impacts to recreational resources associated with the Danny Nunn Park would be less than significant (Class III).

Impact LU-6: Converting Farmland to Non-Agricultural Use

The Proposed Project would not affect any lands designated by the Department of Agriculture as Farmland. Pipeline installation and operation activities would not preclude agricultural activities

nor result in the conversion of farmland to non-agricultural uses. Therefore, no impacts associated with conversion of Farmland to non-agricultural use would occur.

Impact LU-7: Conflict with an Existing Agricultural Use or a Williamson Act Contract

The Proposed Project would not affect any properties under a Williamson Act contract or conflict with an existing agricultural use.

D.8.4 Project Alternatives

D.8.4.1 Gas Field Alternatives

Freeport Gas Field

Environmental Setting

The Freeport Gas Field alternative site is located in a suburban fringe area and is partially located underneath a wastewater treatment plant. The area is surrounded on the north, west, and south by the City of Elk Grove (population 59,984) (U.S. Census 2000). The actual reservoir area contains few homes and little population. The area under the gas reservoir is designated and zoned for public facilities. Some areas may support agriculture and could be farmland of statewide importance. No recreational facilities are located on the site.

Environmental Impacts and Mitigation Measures

Implementation of this alternative may result in land use impacts including conversion of agricultural lands (Impacts LU-6 and LU-7), and may not be consistent with land use plans and policies (Impact LU-1). Other land use impacts are not considered significant.

Comparison to the Proposed Project

Implementation of this alternative may impact agricultural resources and could impact the other land uses. However, it would not place a large population within the project area.

Snodgrass Slough Gas Field

Environmental Setting

The Snodgrass Slough Gas Field alternative site is a former gas field that is located in a primarily agricultural area. The nearest population center is Walnut Grove, 4 miles to the east with a population of approximately 669 (U.S. Census 2000). The area is generally zoned and designated for agricultural use. The area contains prime farmlands and farmlands of statewide importance, some of which may be on Williamson Act lands. The area contains no recreational facilities.

Environmental Impacts and Mitigation Measures

The implementation of this alternative may involve a potential loss of agricultural land through the construction of well pads, compressor stations, and pipelines (Impacts LU-6 and LU-7). This impact may be significant, depending upon the location of these facilities. The alternative may also not be compatible with current land use plans for the area (Impact LU-1). Other land use impacts are not considered significant.

Comparison to the Proposed Project

Implementation of this alternative may result in significant impacts to agricultural lands and may not be consistent with local land use plans. It will not involve the placement of the project near large population centers.

Thornton Gas Field

Environmental Setting

The Thornton Gas Field alternative site is located in a primarily agricultural area. The nearest population center is Thornton (population 4,650), approximately 1 mile to the north (U.S. Census 2000). The Cosumnes River Preserve is located to the north of the site. The area is located in prime agricultural lands, some of which are under Williamson Act contract. With the exception of the Cosumnes River Preserve, no recreational facilities are located on or near the site.

Environmental Impacts and Mitigation Measures

The implementation of this alternative has the potential to impact the Cosumnes River Preserve area through the installation of pipelines and other facilities (Impact LU-1). There is also a potential that agricultural land including Williamson Act lands could be impacted by facility development (Impacts LU-6 and LU-7). This alternative would also result in impacts to the Cosumnes River Preserve. Other land use impacts are not considered significant.

Comparison to the Proposed Project

This alternative has a potential to create significant land use impacts to agriculture and could impact the Cosumnes River Preserve.

D.8.4.2 Project Design Alternatives

Environmental Setting

Because the project design alternatives would occur within the same vicinity as the Proposed Project, the existing land use, recreation, and agricultural characteristics would be the same for all the gas pipeline route alternatives, as described in Section D.8.1.

Alternative Wellhead Site to Compressor Station Pipeline Route 1

Environmental Impacts and Mitigation Measures

This alternative locates connecting pipelines slightly further from populated areas. The land use impacts of this alternative would not be different from the Proposed Project. No conflict with applicable land use plans would occur (Impact LU-1), this alternative would not physically divide existing communities (Impact LU-2), short-term disruption to existing land uses would occur in a similar manner as with the Proposed Project (Impact LU-3), no existing land uses would be displaced (Impact LU-4), no additional residents or recreationists would be drawn to the are (Impact LU-5), and no impacts to agriculture would occur (Impacts LU-6 and LU-7). These impacts would be the same as the Proposed Project.

Comparison to the Proposed Project

Land use impacts resulting from developing Alternative Wellhead Site to Compressor Station Pipeline Route 1 would not be significantly different from those associated with the Proposed Project.

Alternative Wellhead Site to Compressor Station Pipeline Route 2

Environmental Impacts and Mitigation Measures

This alternative locates connecting pipelines slightly further from populated areas. The land use impacts of this alternative would not be different from the Proposed Project. No conflict with applicable land use plans would occur (Impact LU-1), this alternative would not physically divide existing communities (Impact LU-2), short-term disruption to existing land uses would occur in a similar manner as with the Proposed Project (Impact LU-3), no existing land uses would be displaced (Impact LU-4), no additional residents or recreationists would be drawn to the are (Impact LU-5),and no impacts to agriculture would occur (Impacts LU-6 and LU-7). These impacts would be the same as the Proposed Project.

Comparison to the Proposed Project

Land use impacts resulting from developing Alternative Wellhead Site to Compressor Station Pipeline Route 2 would not be significantly different from those associated with the Proposed Project.

Alternative Wellhead Site to Compressor Station Pipeline Route 3

Environmental Impacts and Mitigation Measures

This alternative locates connecting pipelines slightly further from populated areas. The land use impacts of this alternative would not be different from the Proposed Project. No conflict with

applicable land use plans would occur (Impact LU-1), this alternative would not physically divide existing communities (Impact LU-2), short-term disruption to existing land uses would occur in a similar manner as with the Proposed Project (Impact LU-3), no existing land uses would be displaced (Impact LU-4), no additional residents or recreationists would be drawn to the area (Impact LU-5), and no impacts to agriculture would occur (Impacts LU-6 and LU-7). These impacts would be the same as the Proposed Project.

Comparison to the Proposed Project

Land use impacts resulting from developing Alternative Wellhead Site to Compressor Station Pipeline Route 3 would not be significantly different from those associated with the Proposed Project.

D.8.4.3 Environmental Impacts of the No Project Alternative

Implementation of the No Project Alternative would result in the SNGS Facility not being constructed. There would be no land use impacts associated with the construction or operation of facilities.

Under the No Project Alternative, none of the facilities associated with the project or alternatives evaluated in this EIR would be developed and, therefore, none of the short-term disruption impacts to existing land uses as a result of construction activities as described in this section would occur. However, in the event of disruption of the PG&E natural gas pipelines 400/401, SMUD may be required to implement cutbacks on non-essential energy use and may run out of natural gas at some locations, thereby potentially effecting existing land uses in the Sacramento metropolitan area.

D.8.5 Mitigation Monitoring, Compliance, and Reporting

Table G-1 outlines the mitigation monitoring program for land use, agriculture, and recreation, including measures to mitigate identified impacts of the Proposed Project.

D.8.6 References

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