

EXAMPLE 6: IN-DELTA STORAGE PROJECT

LAND USE

NOTE: Suggested Land Use -
Related Modifications
Underlined on Page 2, 11/5/97.

Construction-related Impacts

Short-term disruption of adjacent land use

Residents in the nearby community of Discovery Bay, about one mile west of Victoria Island, would experience the greatest degree of land use disruption due to project construction. During construction, access to and around the project area would be temporarily disrupted. Other potential disruptions include increased noise from operating heavy excavation equipment, dust from earthwork, increased truck traffic on local streets, and utility disturbance. Local land use disruptions would be considered potentially significant impacts.

Operation and Maintenance-related Impacts

Permanent land use changes

The proposed project facilities would consist of permanent structures (i.e., storage facility, levees, and intake pumping stations) that would displace existing agricultural uses. The proposed storage facility at Victoria Island would inundate approximately 6,767 acres of agricultural land.

The lost acreage in San Joaquin County represents approximately 0.009 percent of the county's land used for agriculture (San Joaquin County 1992). The 6,767 inundated acres would affect prime farmland. Converting prime agricultural land to nonagricultural uses is considered an irreversible loss of resources and also is considered a significant impact under CEQA. Therefore, loss of this land would be considered a significant impact.

Conflicts with applicable land use plans of local jurisdictions

The proposed storage facility would be in western San Joaquin County on land designated General Agriculture on the San Joaquin County General Plan 2010 Map (San Joaquin County 1992). Areas designated General Agriculture are generally committed to agriculture with viable commercial agricultural enterprises that require large land areas to efficiently produce their crops.

The proposed storage facility would be surrounded by Middle River to the east, Victoria Canal to the south, Old River to the west, and North Victoria Canal to the north. These waterways are designated Resource Conservation on the San Joaquin County General Plan 2010 Map (San Joaquin County 1992). This designation is applied to areas with significant resources that generally are to remain in open space or utilized for water-dependent uses.

San Joaquin County zoning or general plan designations in this area may need to be changed or a conditional use permit granted to ensure consistency between proposed development and planned land uses.

Road and utility relocations

The proposed project would require relocating Highway 4, which bisects Victoria Island. Utilities in the project area would be potentially disrupted as a result of trenching and excavation for siphons and other facility construction. These impacts would be significant and mitigable.

Reduced potential for local flooding

Operating the proposed storage facility and reinforcing 15 miles of levees around Victoria Island would reduce local flooding for nearby farmlands and communities. This is a beneficial effect and no mitigation would be required.

MITIGATION STRATEGIES

The following strategies are grouped according to the identified impact.

Mitigation for Impacts Related to Short-term Disruption of Adjacent Land Use

Provide advance notice of the construction activities schedule to affected community members (e.g., residences, property owners, schools, and businesses);

Coordinate with the applicable jurisdiction to obtain necessary permits and assign an inspector to oversee construction activities; and

During construction, maintain access to homes, schools, and businesses, and provide adequate signage for detours.

Mitigation for Impacts Related to Permanent Land Use Changes

If applicable and where feasible, schedule construction activities in a manner so that current crops may be harvested prior to construction initiation. Pay fair market value for any crops destroyed or taken out of production on private or leased lands as a result of project construction;

If necessary, compensate property owners for the value of their land and associated improvements, including dwelling units, in compliance with state regulations for providing relocation assistance to displaced persons or businesses;

If necessary, aid in locating alternative dwelling units for displaced persons pursuant to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970;

Where applicable, compensate property owners for acquisition of permanent and construction easements for proposed siphons; and

Where applicable, minimize the amount of permanent easement required for siphon construction and select easement locations in consultation with property owners to minimize property disruption and fragmentation.

Mitigation for Impacts Related to Conflicts with Applicable Land Use Plans of Local Jurisdictions

Coordinate with the applicable jurisdiction regarding future plans for projects in the area. Coordinate project design and construction with other planned projects to the greatest extent possible to avoid design conflicts and minimize construction disruption.

Coordinate with the applicable jurisdiction and apply for a zoning or general plan change, if necessary.

Mitigation for Impacts Related to Road and Utility Relocations

If applicable and where feasible, relocate roads and utilities prior to project construction to ensure continued access and utility service through the project area.

Prepare a detailed engineering and construction plan as part of the project's design plans and specifications and include procedures for rerouting roads and excavating, supporting, and filling areas around utility cables and pipes in this plan.

Notify all affected persons in the project area of the construction plans and schedule. Make arrangements with residents and businesses regarding road detours and protection, relocation, or temporary disconnection of utility services.

Verify utility locations through consultation with appropriate entities and field surveys (e.g., probing and potholing).

Promptly reconnect disconnected cables and lines.

REFERENCES

CALFED Storage and Conveyance Refinement Team 1997i. *Facility Descriptions and Updated Cost Estimates for an In-Delta Storage Project*. October 1997.

San Joaquin County 1992. *San Joaquin County General Plan 2010, Volume I: Policies/Implementation*. Adopted July 29, 1992, as amended.

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