

## **R. AGRICULTURE AND FOREST RESOURCES**

Section 4.R, Agriculture and Forest Resources, examines the effects of the Proposed Project related to agricultural and forest resources. The Environmental Setting discussion describes the existing baseline conditions for agriculture and forest resources. The Impacts and Mitigation Measures discussion addresses the potential effects on agriculture and forest resources that would result from implementation of the Proposed Project. Both project-level and cumulative environmental impacts are evaluated.

### ***ENVIRONMENTAL SETTING***

The project site is located within a developed and urbanized area of San Francisco. Much of the eastern and northern portions of the project site is reclaimed, artificially filled land that was once underwater. The western portion of the project site, which has been developed since the 1860s, is underlain by either fill or bedrock.<sup>1</sup> The majority of the project site, including all of the 28-Acre Site and most of the Illinois Parcels, is zoned M-2 (Heavy Industrial). The southern portion of the Illinois Parcels is zoned P (Public). The project site does not contain agricultural uses, nor is it zoned for such uses.

The California Department of Conservation's Farmland Mapping and Monitoring Program identifies the City and County of San Francisco as Urban and Built-Up Land, which is defined as:

land [that] is used for residential, industrial, commercial, institutional, public administrative purposes, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.<sup>2</sup>

The project site is not classified as having any farmland, nor is it zoned for agricultural use. There are no areas designated on or near the site as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance, nor are there areas under Williamson Act<sup>3</sup> contract. The project site has almost no vegetation, except for scattered ground-level shrubs and multi-trunk eucalyptus trees on the remnant of Irish Hill and scattered vegetation east of Building 19, near the radio antenna in the northeastern part of the site. None of these trees are native species or harvested for timber. Thus, the project site does not contain any forest land or timberland.

<sup>1</sup> ESA, Pier 70 Mixed-Use District Project, City and County of San Francisco, Archaeological Research Design and Treatment Plan, June 2015.

<sup>2</sup> California Department of Conservation, San Francisco Bay Area Important Farmland 2010. Available online at [ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/regional/2010/bay\\_area\\_fmmp2010.pdf](ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/regional/2010/bay_area_fmmp2010.pdf). Accessed August 21, 2015.

<sup>3</sup> The Williamson Act is a California law enacted in 1965 that provides property tax relief to owners of farmland and open space land in exchange for a 10-year agreement that the land will not be developed or converted into another use.

## ***REGULATORY FRAMEWORK***

There are no Federal or State laws, regulations, plans, or policies related to agricultural and forest resources applicable to implementation of the Proposed Project.

### **LOCAL**

#### **San Francisco General Plan**

The topic of agriculture is discussed in the following objective in the *San Francisco General Plan's* Recreation and Open Space Element:

- Policy 1.8 Support urban agriculture and local food security through development of policies and programs that encourage food production throughout San Francisco.

#### **Urban Agriculture Ordinance**

The Urban Agriculture Ordinance established the Urban Agriculture Program in San Francisco. The Urban Agriculture Program coordinates the efforts of City agencies to promote, advocate, and coordinate urban agriculture activities in the City.

#### **Urban Agriculture Incentive Zone Act Procedures Ordinance**

The Urban Agriculture Incentive Zone Act Procedures Ordinance provides the ability for the City and a property owner to initiate a contract to keep property in an active agricultural use for a set period of time. The property owners may apply if their property:

- Is located within a zoning district where Neighborhood Agricultural or Large-Scale Urban Agricultural Uses are principally or conditionally permitted uses;
- Is at least 0.10 acres and not more than 3 acres in size;
- Does not include any dwelling units; and,
- Includes only structures that are accessory to the agricultural activity, including, but not limited to toolsheds, greenhouses, produce stands, and educational space.

## ***IMPACTS AND MITIGATION MEASURES***

### **SIGNIFICANCE THRESHOLDS**

The thresholds for determining the significance of impacts in this analysis are consistent with the environmental checklist in Appendix G of the State CEQA Guidelines, which has been modified by the San Francisco Planning Department. For the purpose of this analysis, the following applicable thresholds were used to determine whether implementing the Proposed Project would result in a significant impact on agricultural and forest resources. Implementation of the

Proposed Project would have a significant effect on agricultural and forest resources if the project would:

- R.1 Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use;
- R.2 Conflict with the existing zoning for agricultural use or a Williamson Act contract;
- R.3 Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), or timberland (as defined by Public Resources Code Section 4526);
- R.4 Result in the loss of forest land or conversion of forest land to non-forest use; or
- R.5 Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland of Statewide Importance to non-agricultural use or conversion of forest land to non-forest use.

### **APPROACH TO ANALYSIS**

This analysis evaluates the Proposed Project's potential effects related to agricultural and forest resources. California Department of Conservation maps and City and County of San Francisco zoning maps were reviewed to identify conflicts with agriculture and/or forest resources. Generally, less-than-significant impacts to agriculture and forest resources would occur if there are no conflicts with existing agricultural zoning, Williamson Act contracts, or designated farmland, timberland, or forest land.

Those features of the Pier 70 Mixed-Use District Project that could have an effect on agricultural and forest resources, particularly the location and area of ground disturbance and removal of vegetation within the project site as described below under "Project Features," are the same or substantially similar under the Maximum Commercial Scenario and the Maximum Residential Scenario, the three options for sewer/wastewater treatment, and the three options for grading around Building 12 that are analyzed in this EIR. To the extent that these features may differ somewhat from one to another, they are generally included and accounted for in an analysis of maximum ground disturbance within the project site. The same agriculture and forest resources regulatory requirements and mitigation measures, if any, applicable to the Proposed Project are equally applicable under the Proposed Project's scenarios and options. Therefore, this impact analysis of impacts on agricultural and forest resources applies to both scenarios and no separate analysis of impacts under each scenario or option is necessary.

### **PROJECT FEATURES**

The Proposed Project entails the development of the 28-Acre Site and Illinois Parcels with residential, commercial-office, and retail/arts/light-industrial uses, among others. Under the

Proposed Project, if district parking structures are constructed on Parcels C1 and C2, their rooftops may be used as open space that could include urban agriculture plots.

## IMPACT EVALUATION

**Impact AG-1: The Proposed Project would not convert designated farmland under the Farmland Mapping and Monitoring Program, nor would it conflict with any existing agricultural zoning or a Williamson Act contract, nor would it involve any changes to the environment that would result in the conversion of designated farmland. (No Impact)**

The California Department of Conservation, Division of Land Resource Protection, maps important farmland, including Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Grazing Land. Agricultural land is rated according to soil quality and irrigation status; the best quality land is called Prime Farmland. The California Department of Conservation's Farmland Mapping and Monitoring Program identifies the City and County of San Francisco, including the project site, as "Urban and Built-up," and considers all of San Francisco to be outside of its agricultural survey area.<sup>4</sup>

Because the 28-Acre Site and the Illinois Parcels do not contain designated farmland, the Proposed Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use.

The Proposed Project would not conflict with any agricultural zoning, because the existing zoning P (Public Use) and M-2 (Heavy Industrial) is not for agricultural use. It would not conflict with a Williamson Act contract, because there are no Williamson Act contracts for land within the City and County of San Francisco. There is no urban agriculture on the project site.

The Proposed Project may include useable open space, including urban agriculture plots, on the rooftops of district parking structures on Parcels C1 and C2, if district parking is constructed. The space would be designed to be accessible from various locations throughout the project site. Inclusion of urban agriculture in the Proposed Project would support the *San Francisco General Plan's* Recreation and Open Space Element Policy 1.8.

In conclusion, the Proposed Project would have no impact on farmland and land zoned or contracted for agricultural uses. Therefore, no mitigation measures are necessary.

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<sup>4</sup> California Department of Conservation, San Francisco Bay Area Important Farmland 2010. Available online at [ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/regional/2010/bay\\_area\\_fmmp2010.pdf](ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/regional/2010/bay_area_fmmp2010.pdf). Accessed August 21, 2015.

**Impact AG-2: The Proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land or timberland, nor would it result in the loss of or conversion of forest land to non-forest uses. (*No Impact*)**

There is no timberland (as defined by Public Resources Code Section 4526) or timberland zoned Timberland Production (as defined by Government Code 51104(g)) on the project site. None of the trees currently growing on or adjacent to the project site are managed for a public benefit, and therefore the project site is not “forest land” pursuant to Public Resources Code Section 12220(g). Thus, the Proposed Project would not result in the loss of forest land or the conversion of forest land to non-forest use. There would be no impact with respect to forest land or timberland, and no mitigation measures are necessary.

**Cumulative Impacts**

**Impact C-AG-1: The Proposed Project, in combination with other past, present and reasonably foreseeable future projects in the vicinity, would not result in a cumulatively considerable contribution to a significant adverse cumulative impact on agricultural resources or forest land or timberland. (*No Impact*)**

The Proposed Project would have no impact on agricultural resources and forest land, nor would other proposed reasonably foreseeable cumulative projects in the vicinity because the entire City and County of San Francisco is considered “Urban and Built Up Land” by the California Department of Conservation. There are no areas designated near the project site as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance, nor are there areas under Williamson Act<sup>5</sup> contract. Therefore, there would be no cumulatively considerable contribution to a significant cumulative impact with respect to agricultural or forest resources, and no mitigation measures are necessary.

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<sup>5</sup> The Williamson Act is a California law enacted in 1965 that provides property tax relief to owners of farmland and open space land in exchange for a 10-year agreement that the land will not be developed or converted into another use.

4. Environmental Setting and Impacts  
R. Agriculture and Forest Resources

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